

DEFINITIVE PLANNED UNIT DEVELOPMENT

CONCORD MEADOWS

365 CONCORD STREET

ROCKLAND, MA 02370

SITE SUMMARY:

OWNERS AND PARCEL INFORMATION:

DANIEL G. & CHRISTINE M. DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-35
DEED BOOK:16754, PAGE: 267

DELPRETE REALTY CORP.
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-46
BOOK:28919, PAGE: 257
ASSESSOR'S PARCEL: 62-36
DEED BOOK:28919, PAGE: 245

DANIEL DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-41&42
BOOK: 48716, PAGE: 32
ASSESSOR'S PARCEL: 62-43&44
BOOK: 37548, PAGE: 217

DEVELOPER:

CONROCK LLC
PO BOX 1414
DUXBURY, MA 02331

APPLICANT:

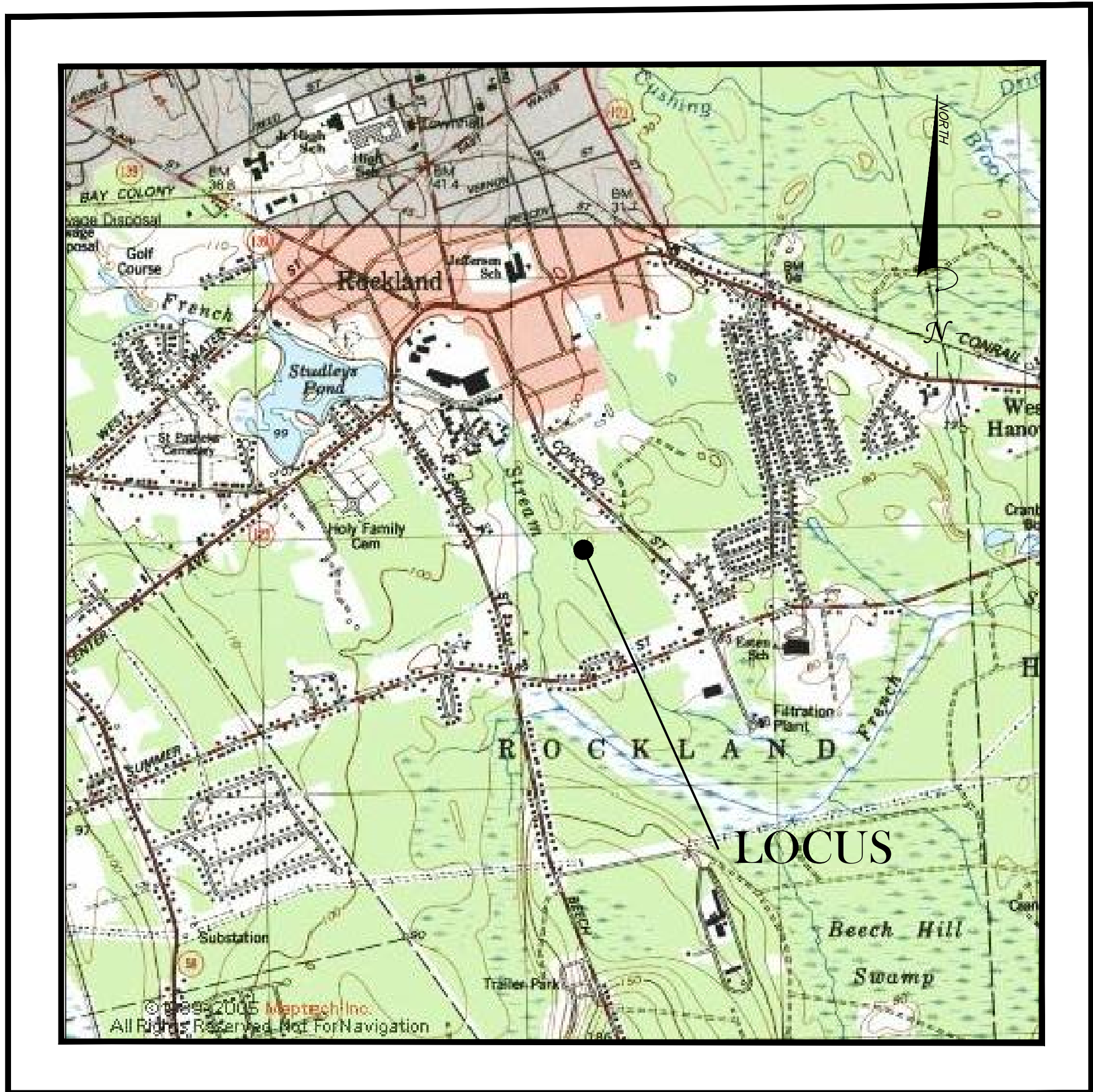
SULLIVAN & COMERFORD, P.C.
80 WASHINGTON STREET
BUILDING B, SUITE 7
NORWELL, MA 02061

ENGINEER AND SURVEYOR:

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MA 02061

ZONING DISTRICT:

RESIDENCE DISTRICT R-1



LOCUS PLAN:

(N.T.S.)

SHEET INDEX:

TITLE SHEET - TS (SHEET 1 OF 12)
EXISTING CONDITIONS PLAN 1 - EC1 (SHEET 2 OF 12)
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LAYOUT & GRADING - LG (SHEET 5 OF 12)
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DETAIL SHEET 4 - DT4 (SHEET 12 OF 12)

FOR REGISTRY USE ONLY

WAIVERS REQUESTED:

TOWN OF ROCKLAND PLANNING BOARD RULES AND REGULATIONS:

- SECTION I.H.2.A - BUFFER ZONE - MIN. OF 50' FROM ALL EXTERNAL LOT LINES, EXCEPT WHERE FRONTS AN EXTERNAL STREET TO BE KEPT IN NATURAL STATE IF WOODED.
- SECTION I.H.5 - DISTANCE BETWEEN BUILDINGS CALCULATION.
- SECTION III.B.1.F - STREETS - PROPOSED STREETS SHALL INTERSECT EXISTING AND OTHER PROPOSED STREETS AT RIGHT ANGLES FOR A DISTANCE OF 100'.
- TABLE 1, APPENDIX B, STREET DIMENSIONAL REQUIREMENTS- FOR RESIDENTIAL FEEDER STREETS (RES. FEEDER ST. REQUIREMENTS PER DESIGN STD. SECTION III.B.E).
- SECTION III.C.2.E.1 - DRAINAGE STRUCTURES - MINIMUM 2.5 FEET OF COVER SHALL BE REQUIRED OVER DRAIN PIPES.
- SECTION III.B.4.A - DEAD END STREET SHALL NOT PROVIDE ACCESS TO MORE THAN 8 DWELLING UNITS.
- SECTION III.B.4.B - LENGTH OF DEAD-END ROADS SHALL NOT EXCEED 600'.
- SECTION III.C.2.F.10 - BASINS FOR STORMWATER MANAGEMENT SHALL BE LOCATED ON SEPARATE LAND PARCELS.
- SECTION III.C.2.F.12 - BASINS FOR STORMWATER MANAGEMENT SHALL BE LOCATED 50' FROM ADJACENT USES, STRUCTURES AND PROPERTY LINES; AND 30' FROM WETLANDS.
- SECTION IV.H REQUIRES AT LEAST THREE TREES FOR EVERY ONE HUNDRED FEET ON EACH SIDE OF THE ROADWAY.
- SECTION III.C.2.F.8 REQUIRES A MAXIMUM BASIN SIDE SLOPE OF 3:1 (HORIZONTAL TO VERTICAL).
- SECTION III.C.2.F.4 REQUIRES A MINIMUM OF ONE FOOT OF FREEBOARD IN BASINS DURING THE 100-YEAR STORM.

LEGEND		
NOT TO SCALE		
— w — w —	PROPOSED WATER MAIN	
— g — g —	PROPOSED GAS MAIN	
— s — s —	PROPOSED SEWER MAIN	
— t/e/c —	PROPOSED TELEPHONE/ELECTRIC/CABLE	
---	FEMA FLOOD ZONE	
WETLAND		
①	PROPOSED LOT	
--- ss ---	EXISTING CONTOUR LINE	
⊕ HYD	PROPOSED HYDRANT	
○ SMH	PROPOSED SEWER MANHOLE	

DRAWING REVISIONS		
4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS
ACTION	DATE	DESCRIPTION

SURVEY NOTES:

- LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181K DATED JULY 6, 2021.
- SURVEY WAS CONDUCTED FROM JANUARY 2012 THRU SEPTEMBER 2021 USING BOTH LEICA ROBOTIC TOTAL STATION AND SOKKIA GPS UNIT.
- VERTICAL CONTROL DATUM NAVD 88 AND HORIZONTAL CONTROL IS MASSACHUSETTS STATE PLANE COORDINATES NAD83.

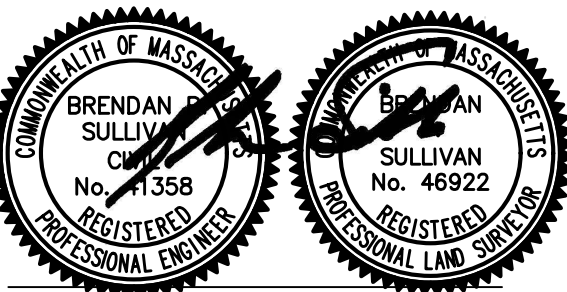
WETLANDS NOTES:

- RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.



BRENDAN P. SULLIVAN, P.E., P.L.S.

DATE

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

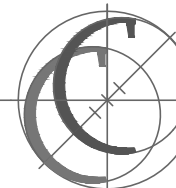
ROCKLAND TOWN CLERK

DATE

TITLE SHEET

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



CONCORD MEADOWS
DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

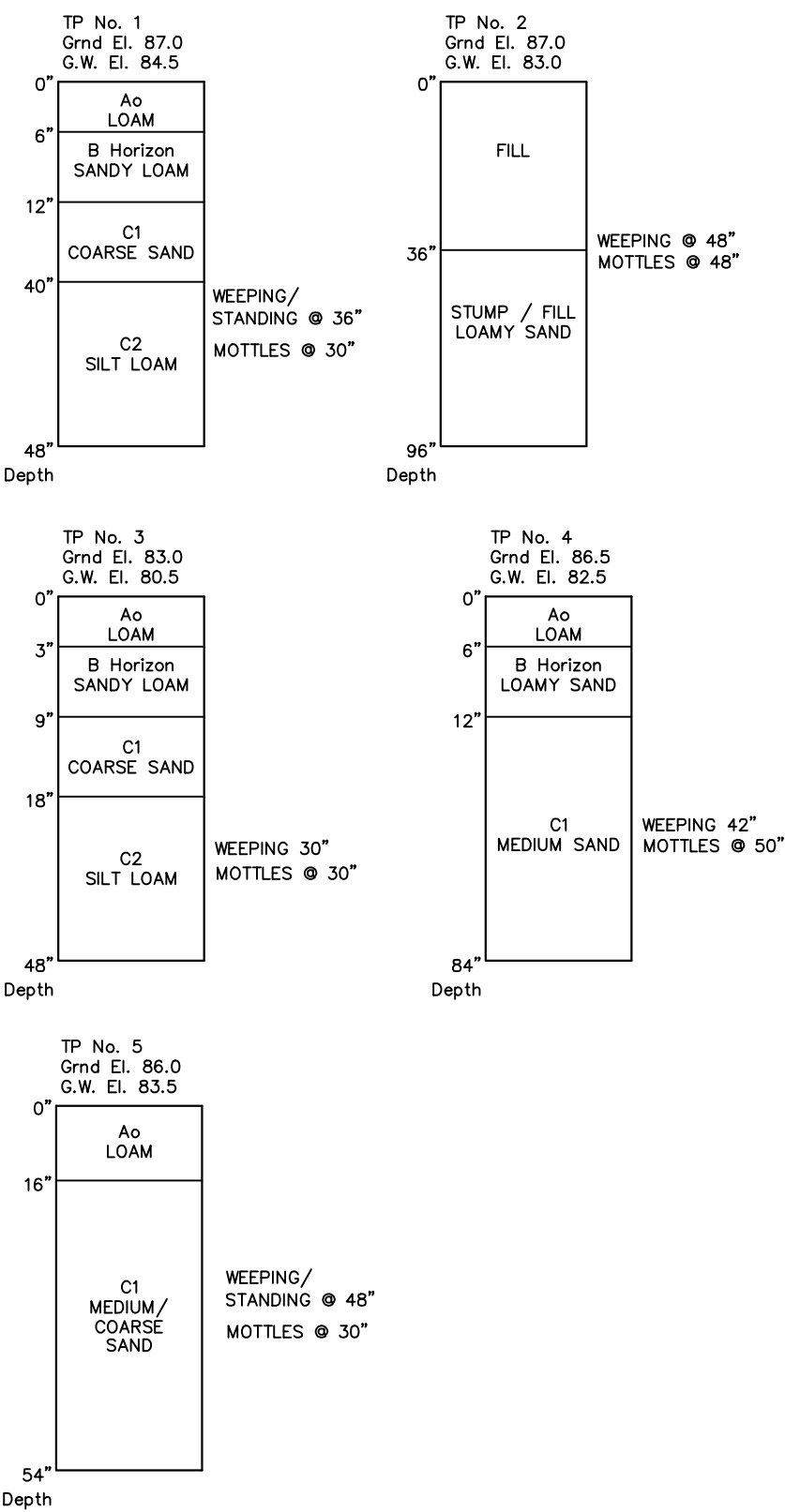
SHEET NO. 1 OF 12

FILENAME:

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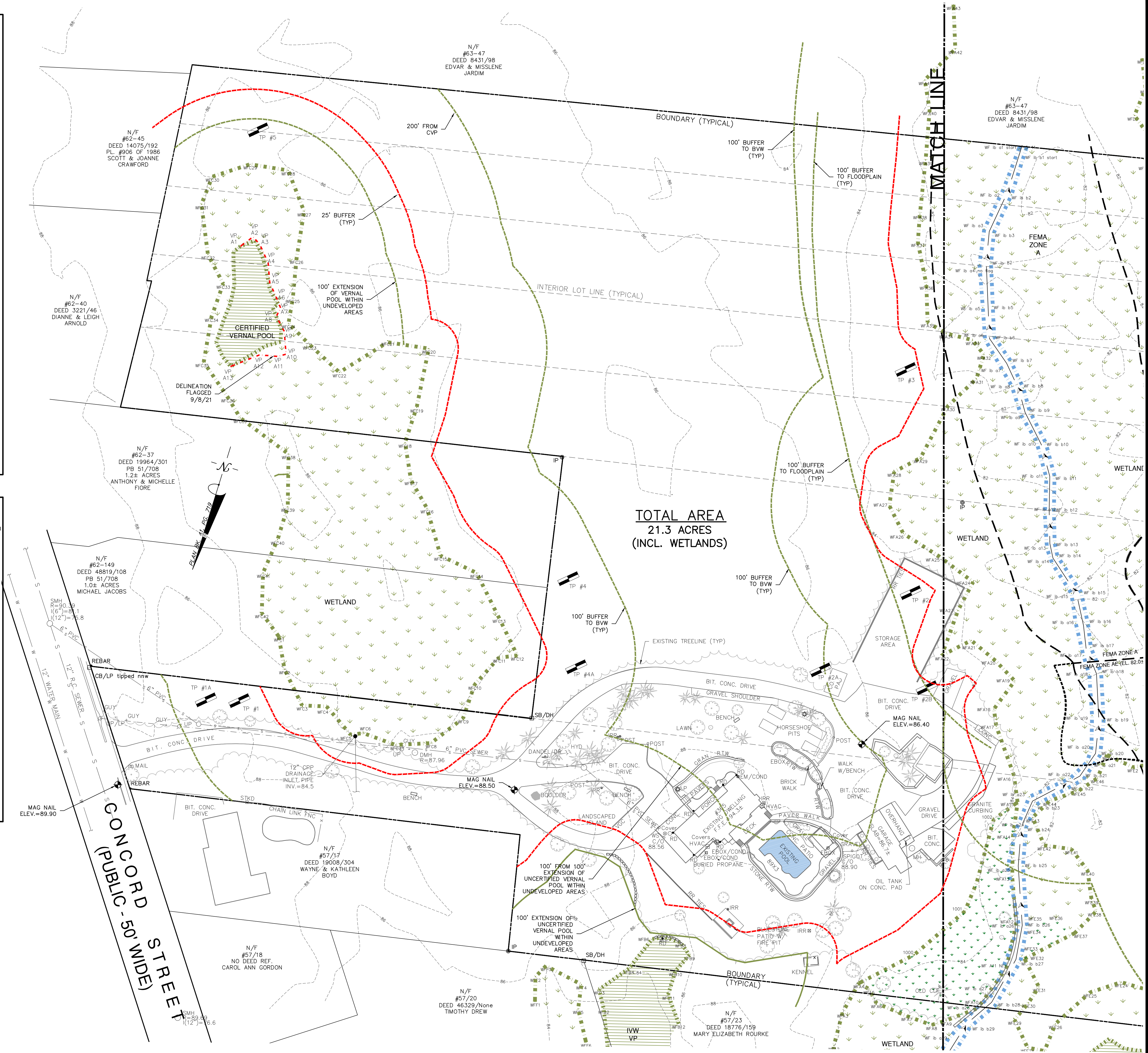
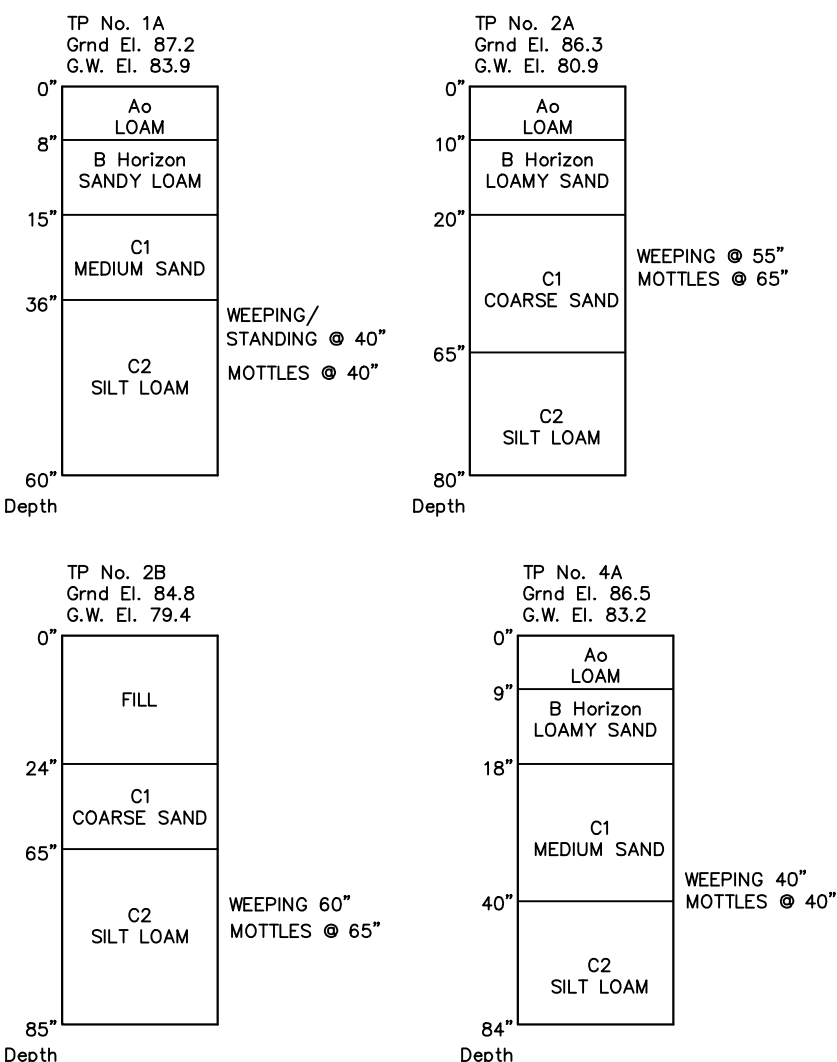
OILS EVALUATOR: JOHN CAVANARO P.E., S.E. – Cavanaro Consulting

Date: May 18, 2021



OILS EVALUATOR: BRENDAN SULLIVAN P.E., S.E. – Cavanaro Consulting

Date: August 31, 2021



DRAWING REVISIONS

4	9/23/21	CONSULTANT NOI REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS
ACTION	DATE	DESCRIPTION

SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C00181K DATED JULY 6, 2021.
2. SURVEY WAS CONDUCTED FROM JANUARY 2012 THRU SEPTEMBER 2021 USING BOTH LEICA ROBOTIC TOTAL STATION AND SOKKIA GPS UNIT.
3. VERTICAL CONTROL DATUM NAVD 88 AND HORIZONTAL CONTROL IS MASSACHUSETTS STATE PLANE COORDINATES NAD83.

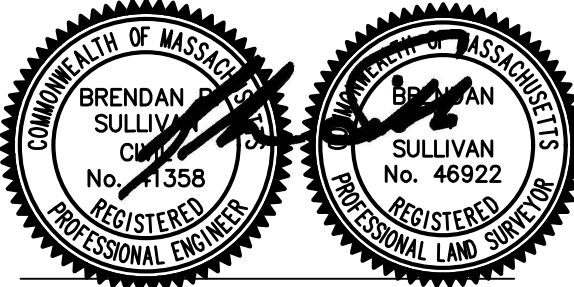
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BRENDAN P. SULLIVAN, P.E., P.L.S.

9/23/2021

DATE _____

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED:

I HERBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK

DATE _____

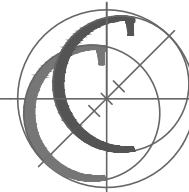
SCALE: 1" = 40'



EXISTING CONDITIONS 1

CAVANARO CONSULTING

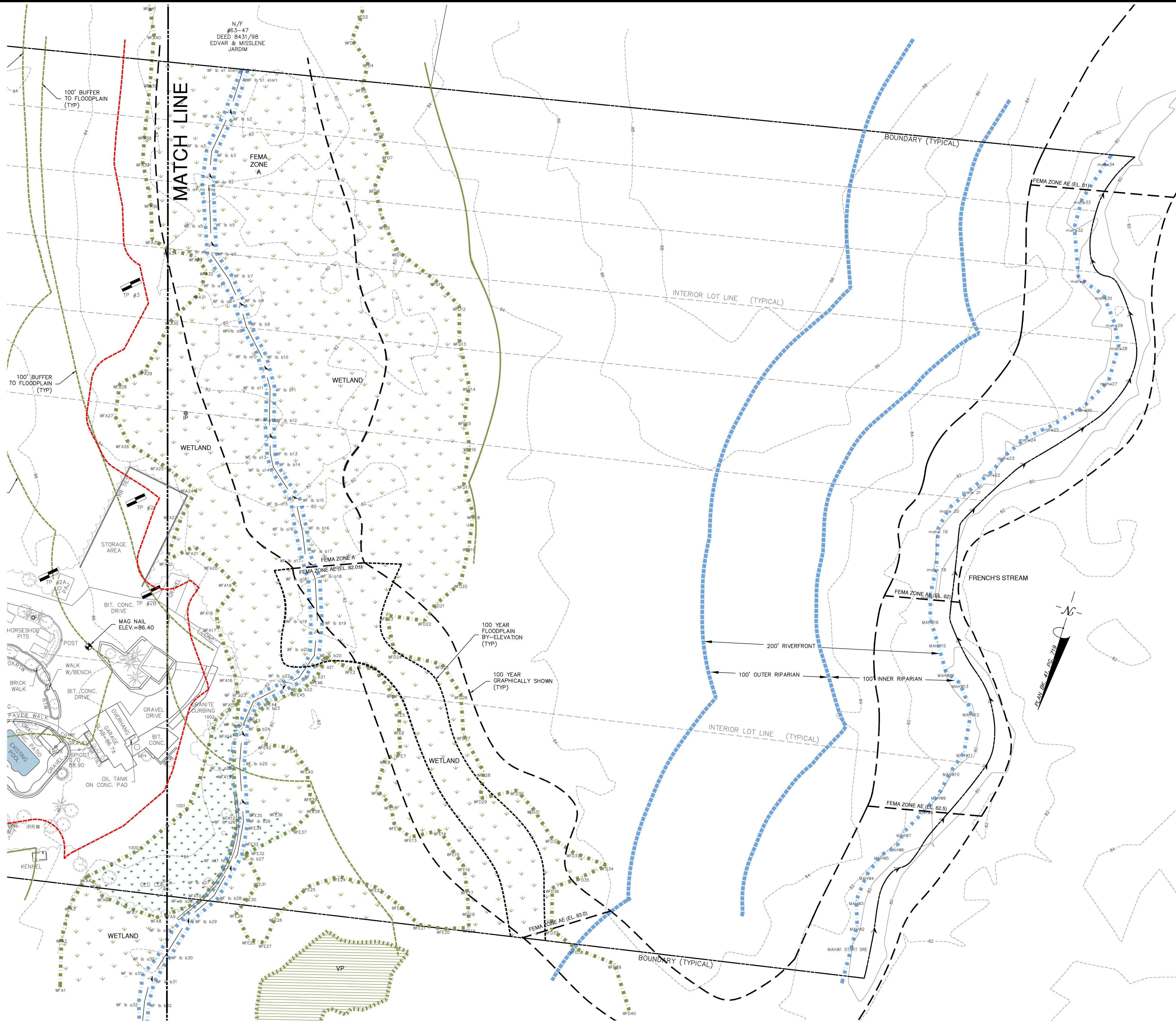
**687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186**



CONCORD MEADOWS
DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. :	19.103	DRAWING NO.	EC1
SCALE :	AS SHOWN		
DATE :	6/1/21		
DESIGNED BY :	CCH		
DRAWN BY :	CCH/MCM	SHEET NO.	
CHECKED BY :	BPS/JCC	2 OF 12	
		FILENAME:	
		W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON	



DRAWING REVISIONS		
4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS
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BRENDAN P. SULLIVAN, P.E., P.L.S.
DATE 9/23/2021

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

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ROCKLAND TOWN CLERK _____ DATE _____

SCALE: 1" = 40'

0' 20' 40' 80' 120'

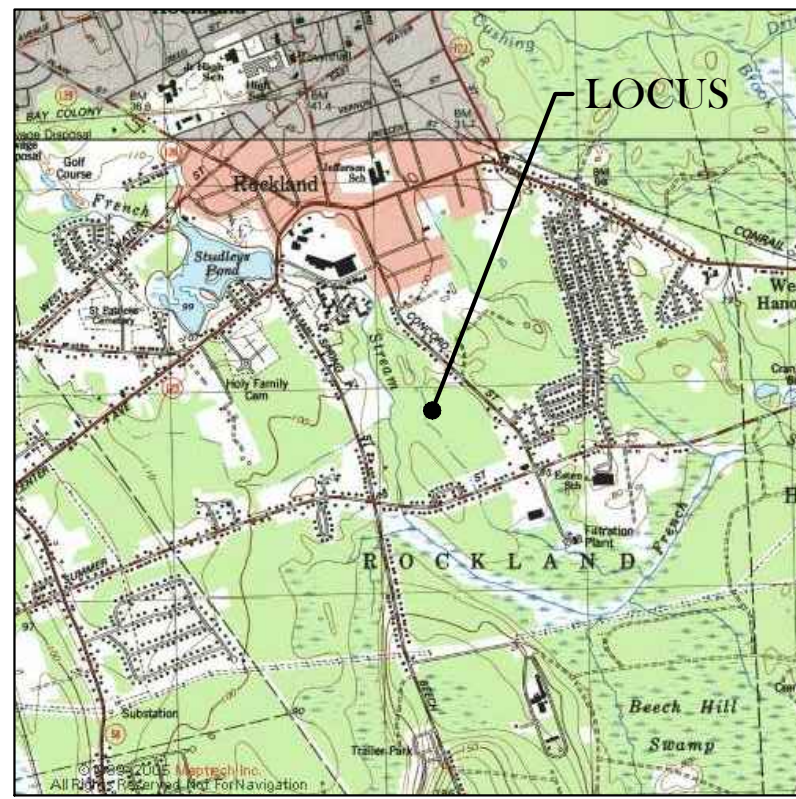
EXISTING CONDITIONS 2

CAVANARO CONSULTING
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PHONE: 781.659.8187
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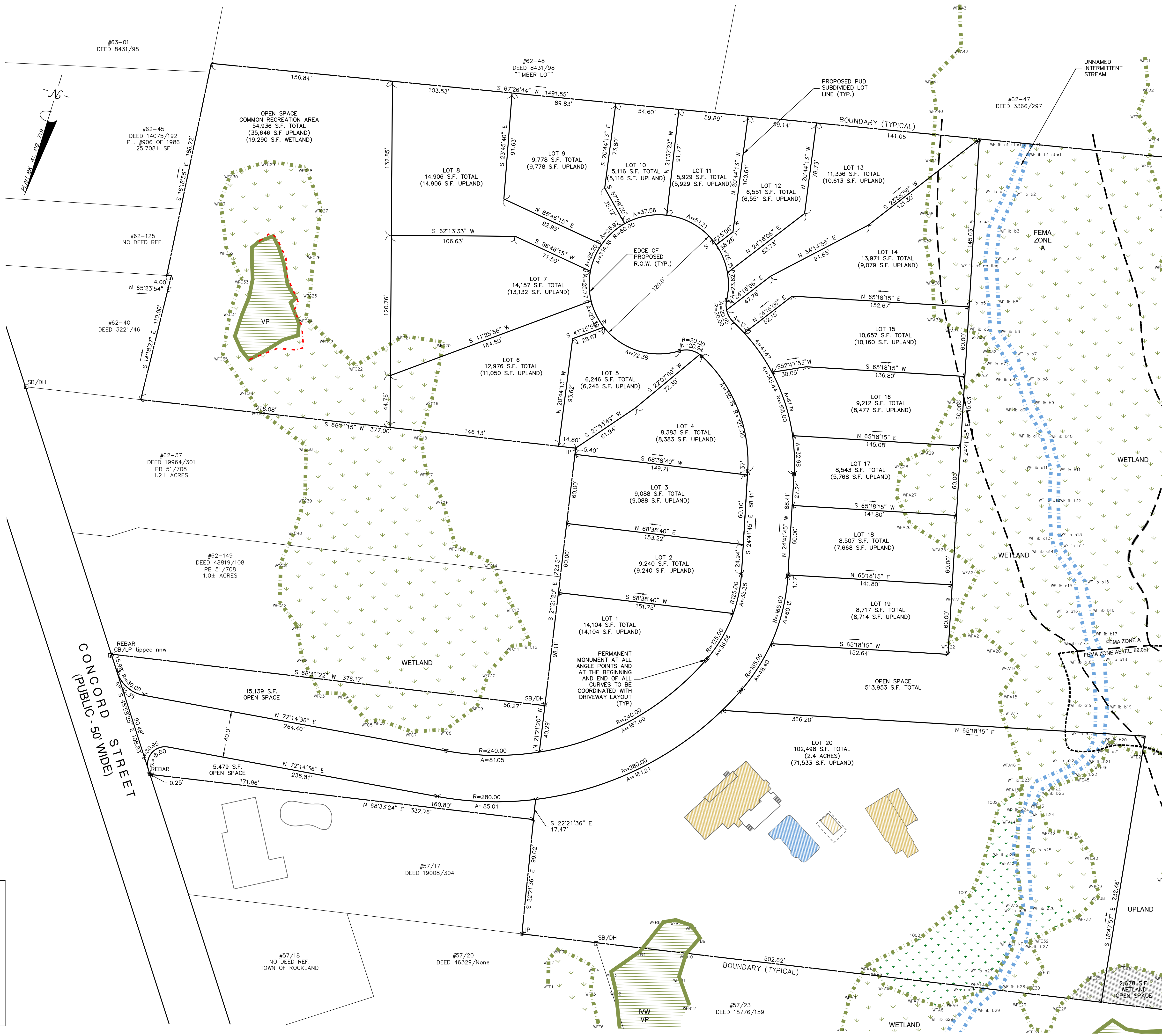
**CONCORD MEADOWS
DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370**

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103	DRAWING NO.
SCALE : AS SHOWN	EC2
DATE : 6/1/21	
DESIGNED BY : CCH	SHEET NO. 3 OF 12
DRAWN BY : CCH/MCM	FILENAME:
CHECKED BY : BPS/JCC	W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



LOCUS: CONCORD STREET - ROCKLAND, MA



DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION
4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS

SURVEY NOTES:
1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181K DATED JULY 6, 2021.
2. SURVEY WAS CONDUCTED FROM JANUARY 2012 THRU SEPTEMBER 2021 USING BOTH LEICA ROBOTIC TOTAL STATION AND SOKKIA GPS UNIT.
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PROFESSIONAL ENGINEER
BRENDAN P. SULLIVAN, P.E., P.L.S.
No. 1358
No. 46922
DATE: 9/23/2021

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK _____ DATE _____

SCALE: 1" = 40'

0' 20' 40' 80' 120'

PLANNED UNIT DEVELOPMENT 1

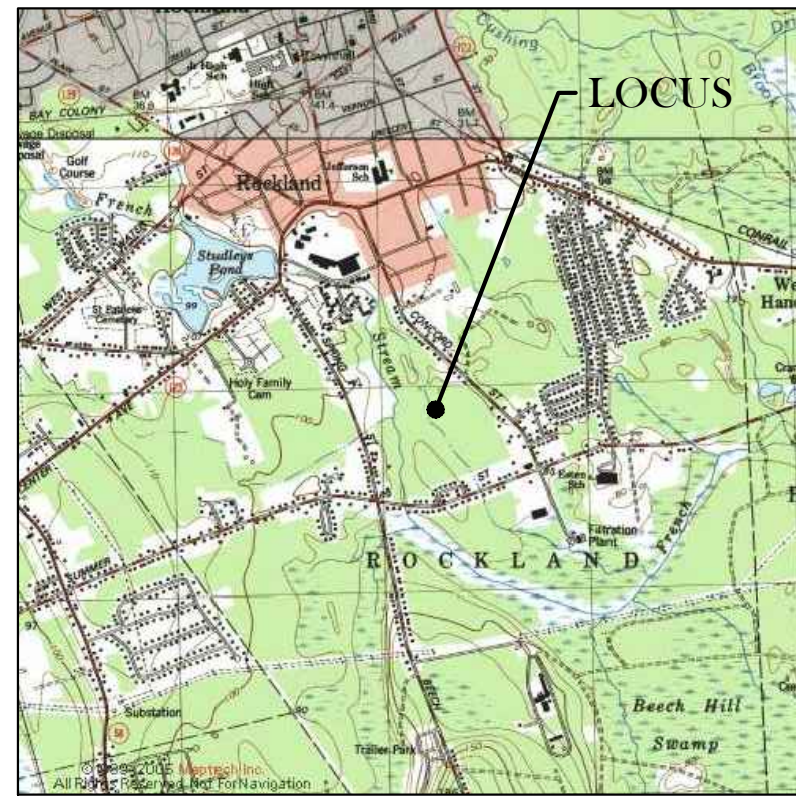
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

CONCORD MEADOWS DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103	DRAWING NO.
SCALE : AS SHOWN	PUD
DATE : 6/1/21	
DESIGNED BY : CCH	SHEET NO. 4 OF 12
DRAWN BY : CCH/MCM	
CHECKED BY : BPS/JCC	FILENAME: W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG

LEGEND	
NOT TO SCALE	
—W—W—	PROPOSED WATER MAIN
—G—G—	PROPOSED GAS MAIN
—S—S—	PROPOSED SEWER MAIN
—T/E/C—	PROPOSED TELEPHONE/ELECTRIC/CABLE
---	FEMA FLOOD ZONE
WETLAND	WETLAND
PROPOSED PUD LOT	PROPOSED PUD LOT
CONTOUR LINE	CONTOUR LINE
HYD	HYDRANT
SMH	SEWER MANHOLE



LOCUS: CONCORD STREET - ROCKLAND, MA



LEGEND	
NOT TO SCALE	
W W	PROPOSED WATER MAIN
T/E/C	PROPOSED GAS MAIN
	PROPOSED SEWER MAIN
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---	FEMA FLOOD ZONE
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SEAL

BRENDAN P. SULLIVAN, P.E., P.L.S.

REGISTERED PROFESSIONAL ENGINEER

SEAL

BRENDAN P. SULLIVAN, P.E., P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

9/23/2021

DATE

APPROVED BY

ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

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ROCKLAND TOWN CLERK

DATE

SCALE: 1" = 40'

0' 20' 40' 80' 120'

LAYOUT AND GRADING

CAVANARO CONSULTING

687 MAIN STREET

P.O. BOX 5175

NORWELL, MASSACHUSETTS 02061

PHONE: 781.659.8187

FAX: 781.659.8186

CONCORD MEADOWS

DEFINITIVE PUD PLAN

365 CONCORD STREET

ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC

P.O. BOX 1414

DUXBURY, MA 02331

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 7/12/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

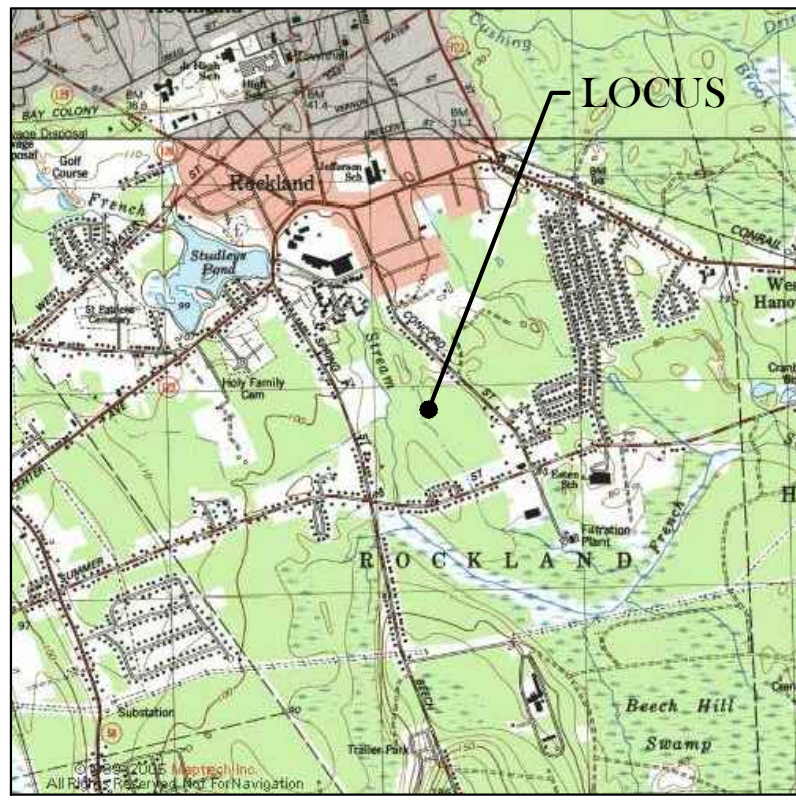
CHECKED BY : BPS/JCC

DRAWING NO.

LG

SHEET NO. 5 OF 12

FILENAME: W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



LOCUS: CONCORD STREET - ROCKLAND, MA



DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
4	9/23/21	CONSERVATION REVIEW COMMENTS
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WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

SEWER NOTES:

1. PROPOSED SEWER MAIN AND SEWER SERVICES SHALL BE COORDINATED WITH TOWN OF ROCKLAND SEWER DEPARTMENT. CONTRACTOR SHALL STRICTLY ABIDE BY ALL SEWER DEPARTMENT REQUIREMENTS.

2. PROPOSED SEWER LINE AND SEWER COMPONENTS SHALL BE LOCATED A MINIMUM OF 10' FROM AND AT LEAST 18" BELOW WATER SUPPLY LINE. WHEREVER SEWER LINES MUST BE WITHIN 10' OF WATER SUPPLY, WATER LINE SHALL BE SLEEVED.

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BRENDAN P. SULLIVAN, P.E., P.L.S.

DATE

APPROVED BY

ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

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ROCKLAND TOWN CLERK

DATE

SCALE: 1" = 40'

0' 20' 40' 80' 120'

UTILITIES

CAVANARO CONSULTING

687 MAIN STREET

P.O. BOX 5175

NORWELL, MASSACHUSETTS 02061

PHONE: 781.659.8187

FAX: 781.659.8186

CONCORD MEADOWS

DEFINITIVE PUD PLAN

365 CONCORD STREET

ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC

P.O. BOX 1414

DUXBURY, MA 02331

PROJECT NO. : 19.103

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DATE : 7/12/21

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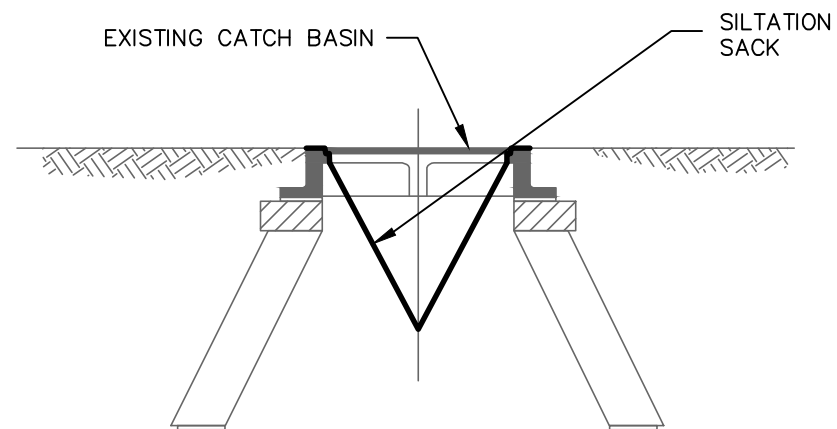
CHECKED BY : BPS/JCC

DRAWING NO.

UT

SHEET NO. 6 OF 12

FILENAME: W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



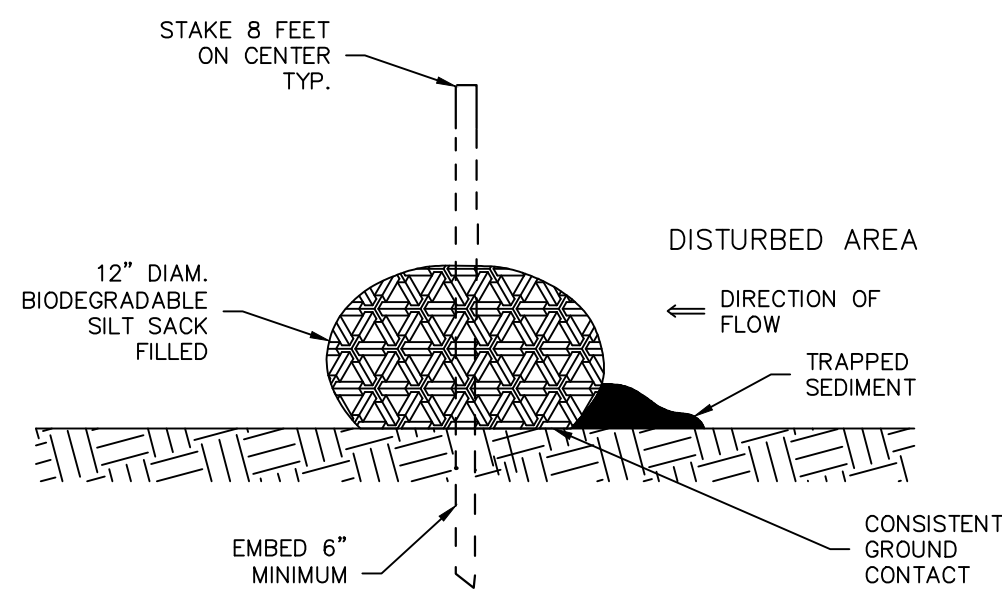
SILT SACK NOTES:

INSTALL SILTSACK IN ALL CATCH BASINS ADJACENT TO PROJECT VICINITY.

GRATE TO BE PLACED OVER SILTSACK.

SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

CATCH BASIN SEDIMENTATION DETAIL



PROPOSED SILT SOCK

NOT TO SCALE

SILT SOCK NOTES:

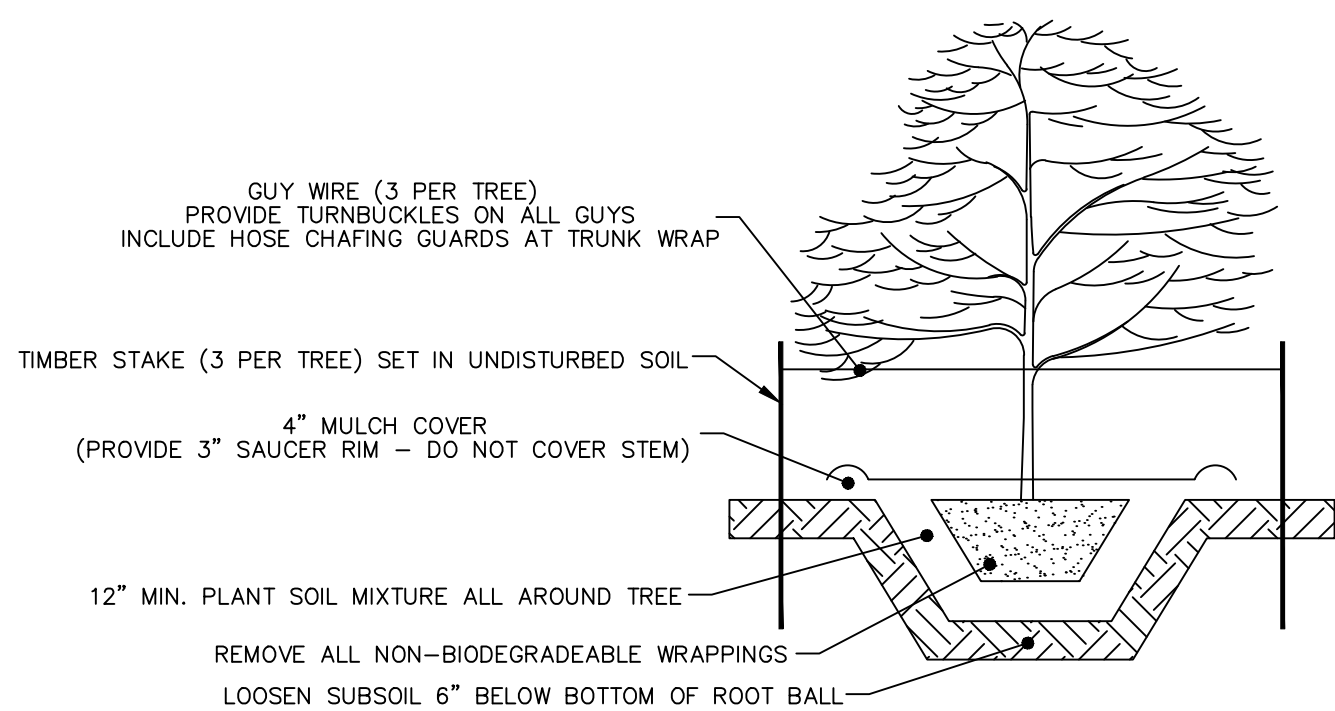
OVERLAP ENDS 2 FEET STAKED MINIMUM 8 FEET CENTER TO CENTER AND 6" MINIMUM DEPTH.

SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS LAPPING MINIMUM 2 FEET.

SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVING EVERY 8 L.F.

INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MAKE PROMPTLY AS REQUIRED.

SILT SOCKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



TREE PLANTING DETAIL

NOT TO SCALE

NOTE:

NEW TREES SHOULD ALSO BE SPECIFIED TO HAVE A MINIMUM HEIGHT OF TWELVE FEET WITH EIGHT FOOT HEAD CLEARANCE AND THREE INCH CAULPER AT 42 INCHES ABOVE GROUND.



DRAWING REVISIONS

4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS
ACTION	DATE	DESCRIPTION

SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 250230181K DATED JULY 6, 2021.

WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

GENERAL NOTES:

ALL INFILTRATION/DETENTION BASIN AREAS SHALL BE STAKED TO AVOID HEAVY MACHINERY.

ALL STOCKPILES SHALL HAVE PERIMETER ROW OF SILTATION SOCK 3 FEET OFF TOE OF SLOPE.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

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BRENDAN P. SULLIVAN, P.E., P.L.S.

9/23/2021

DATE

APPROVED BY ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK

DATE

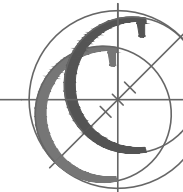
SCALE: 1" = 40'



EROSION CONTROL

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

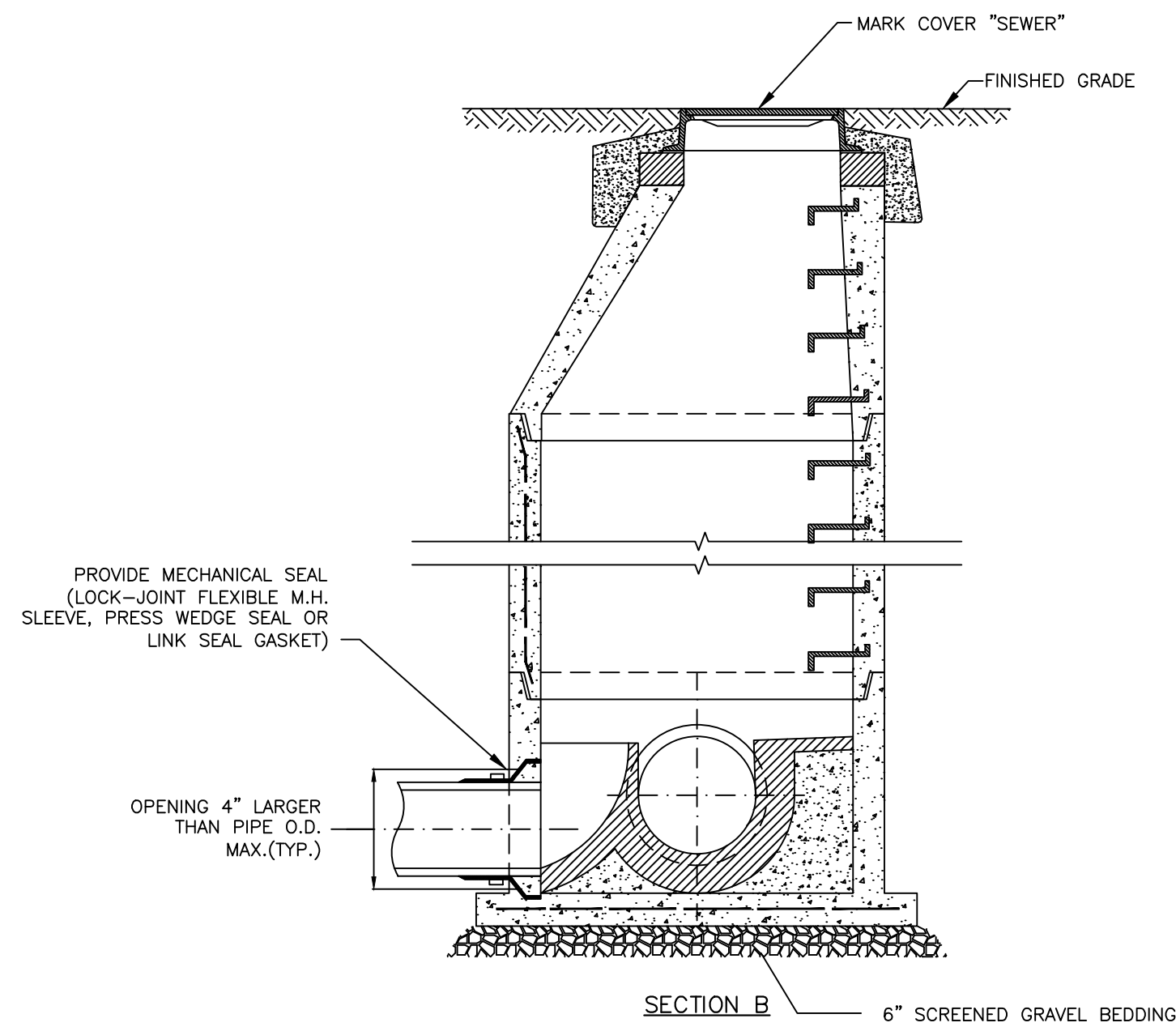
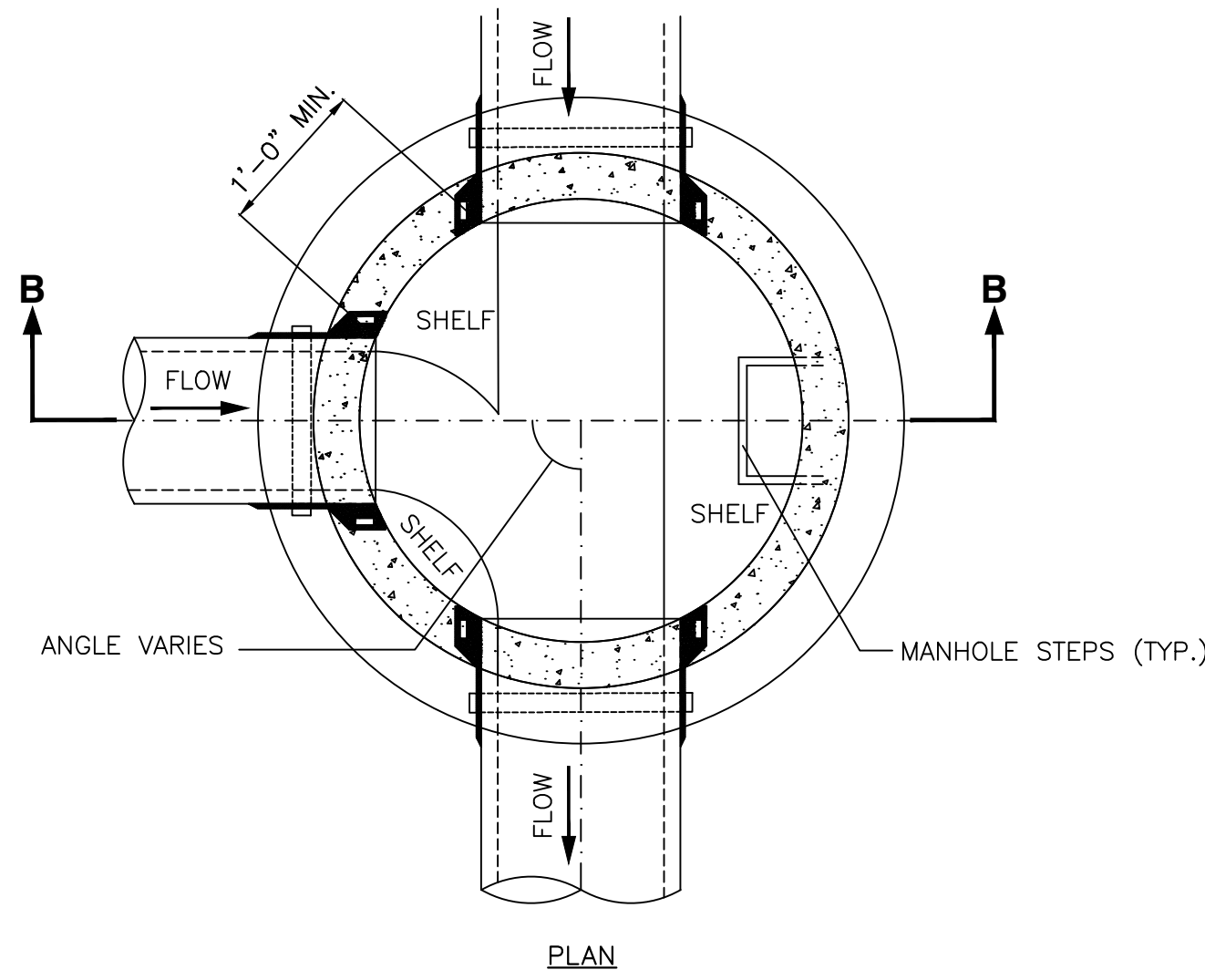
DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

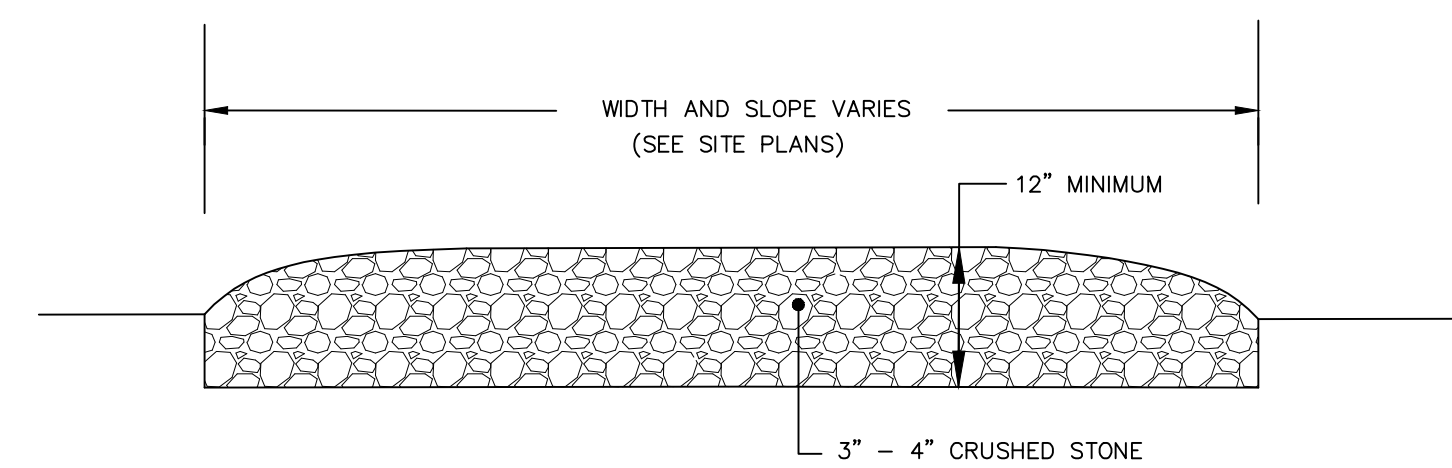
SHEET NO. 8 OF 12

FILENAME:

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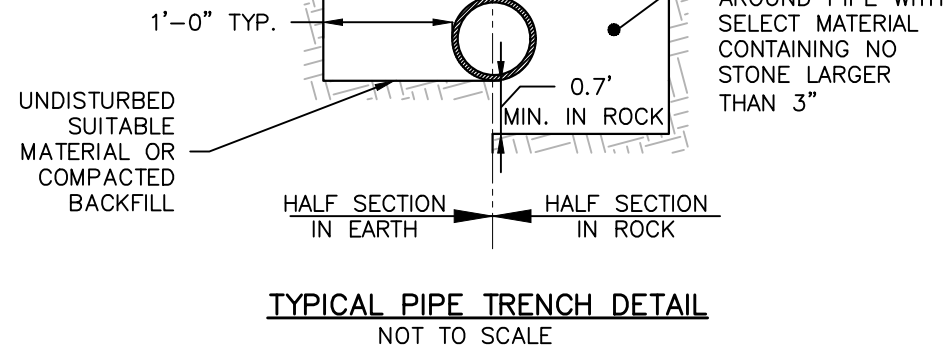
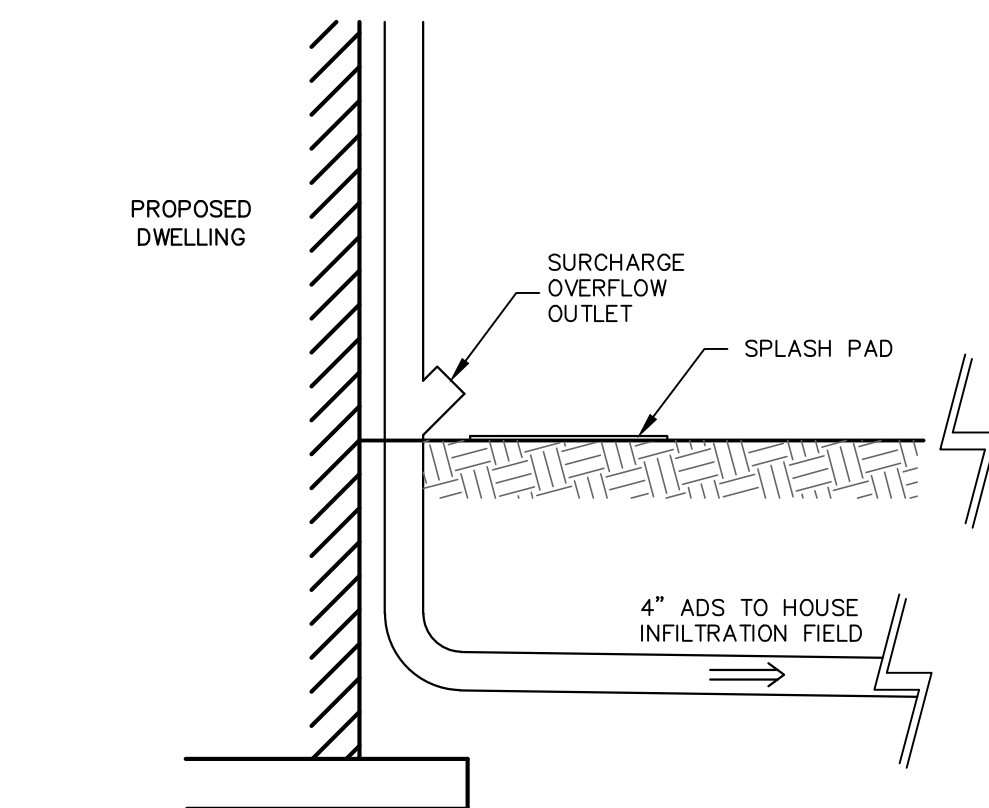


PRECAST CONCRETE SEWER MANHOLE
N.T.S.

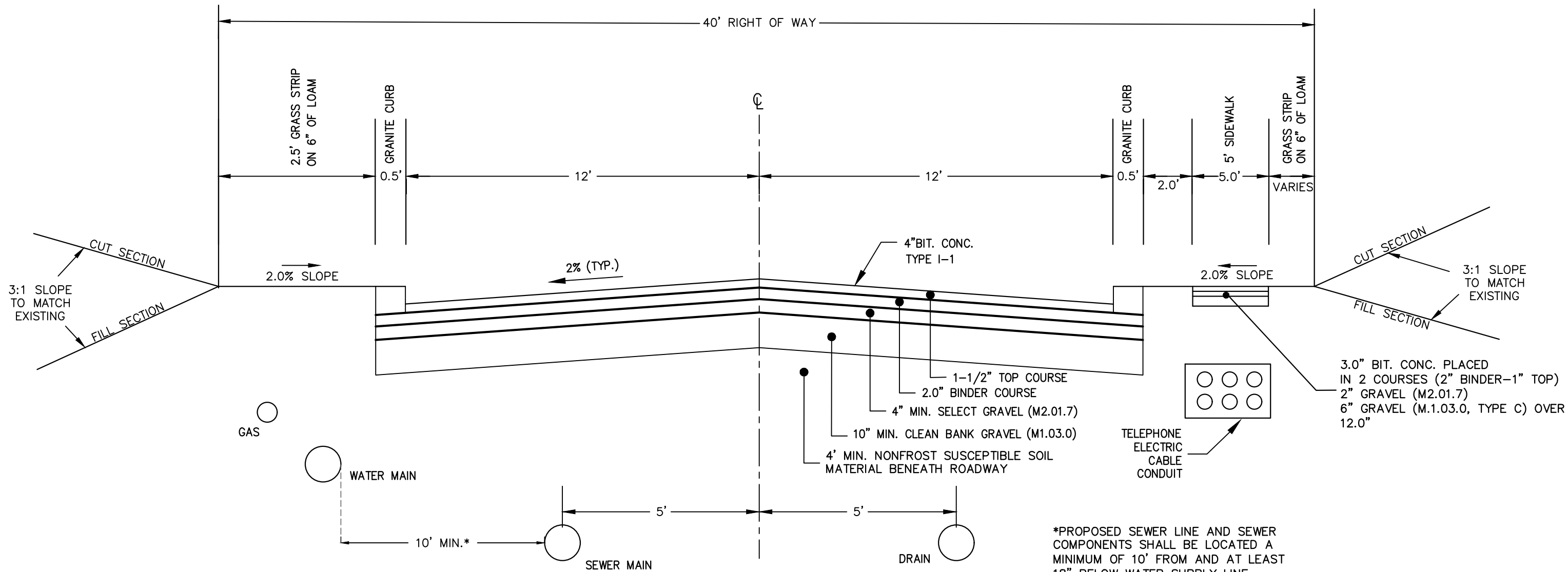


CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

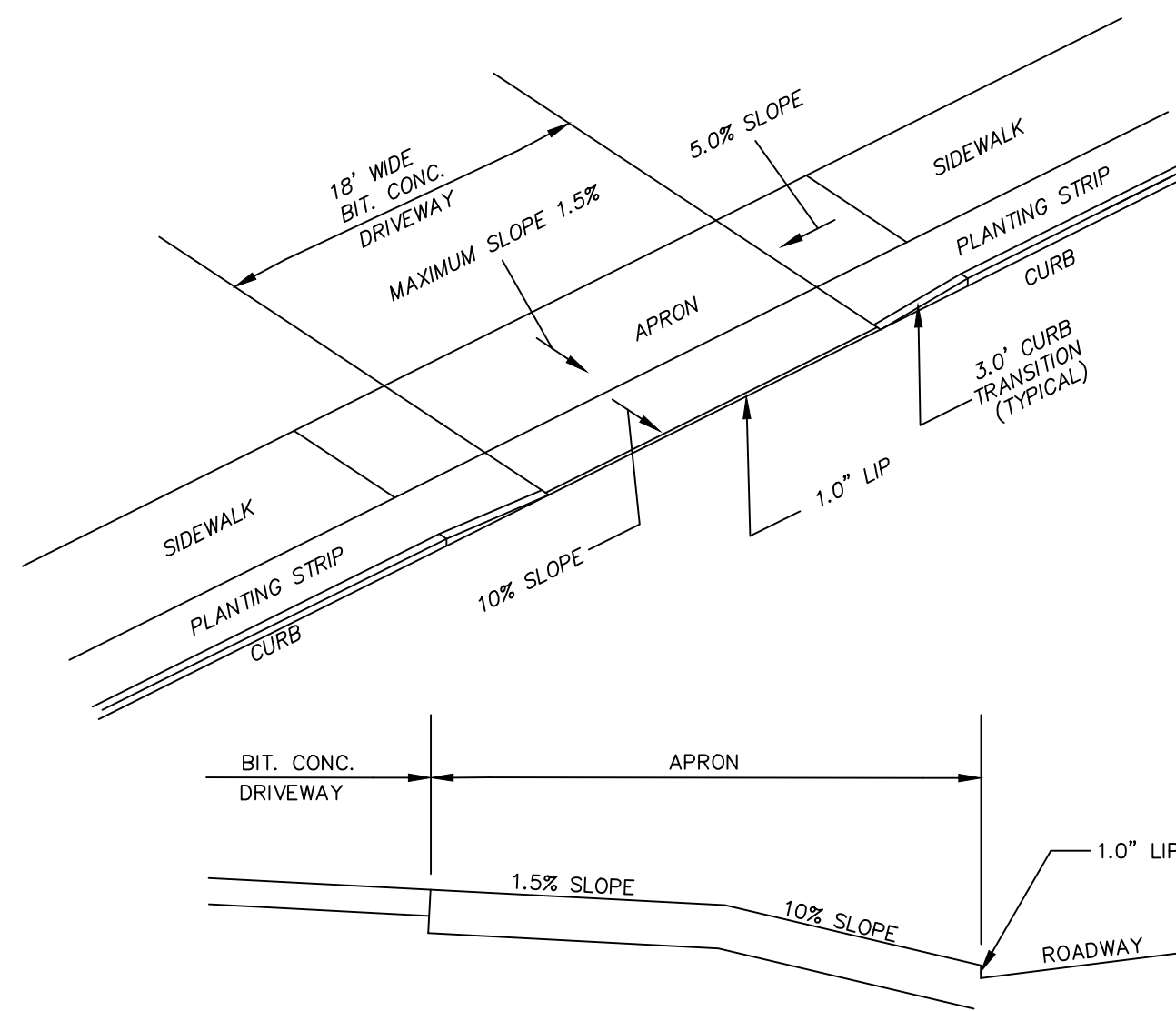
FOR REGISTRY USE ONLY



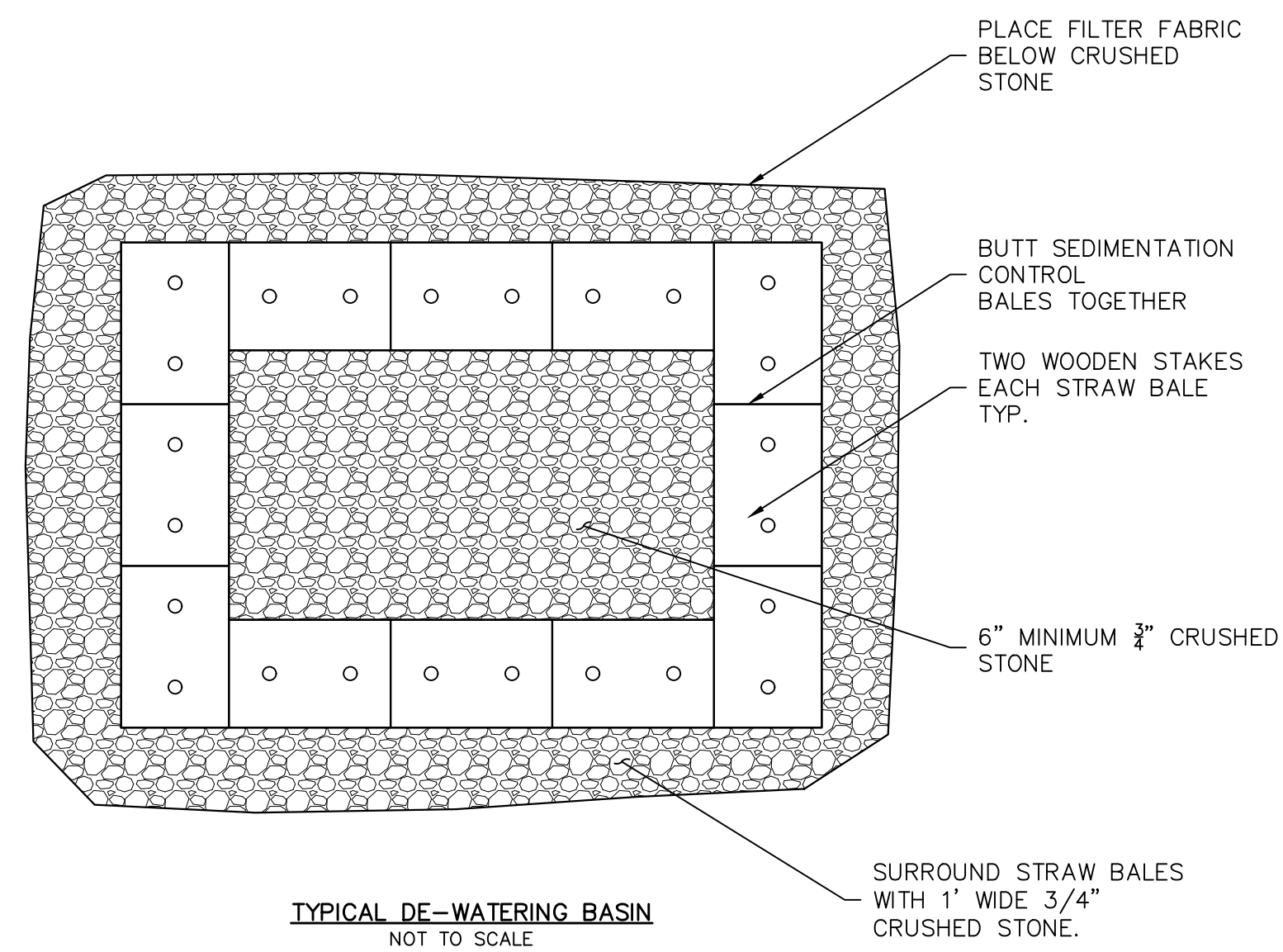
TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE



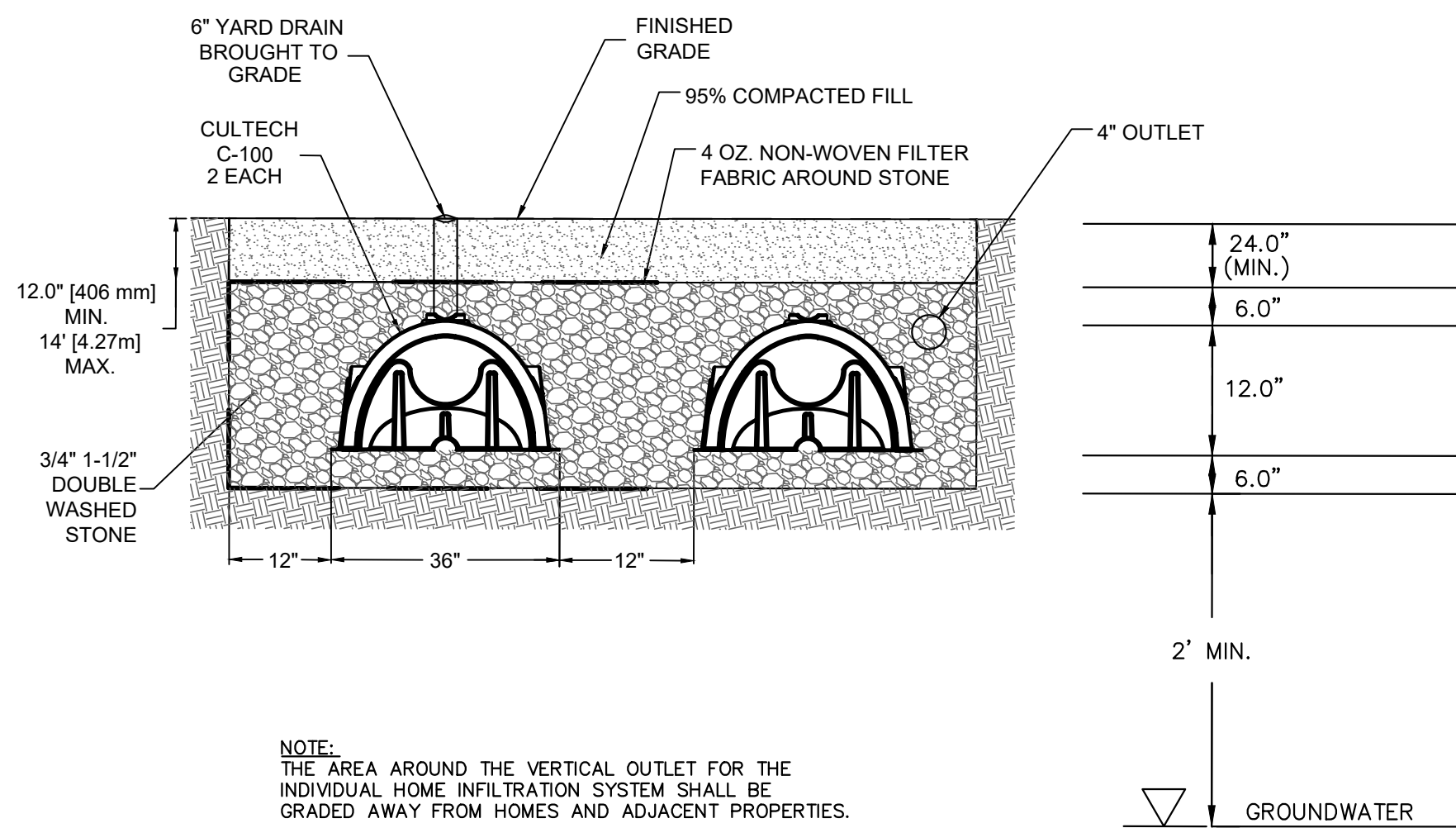
TYPICAL ROADWAY SECTION
NOT TO SCALE



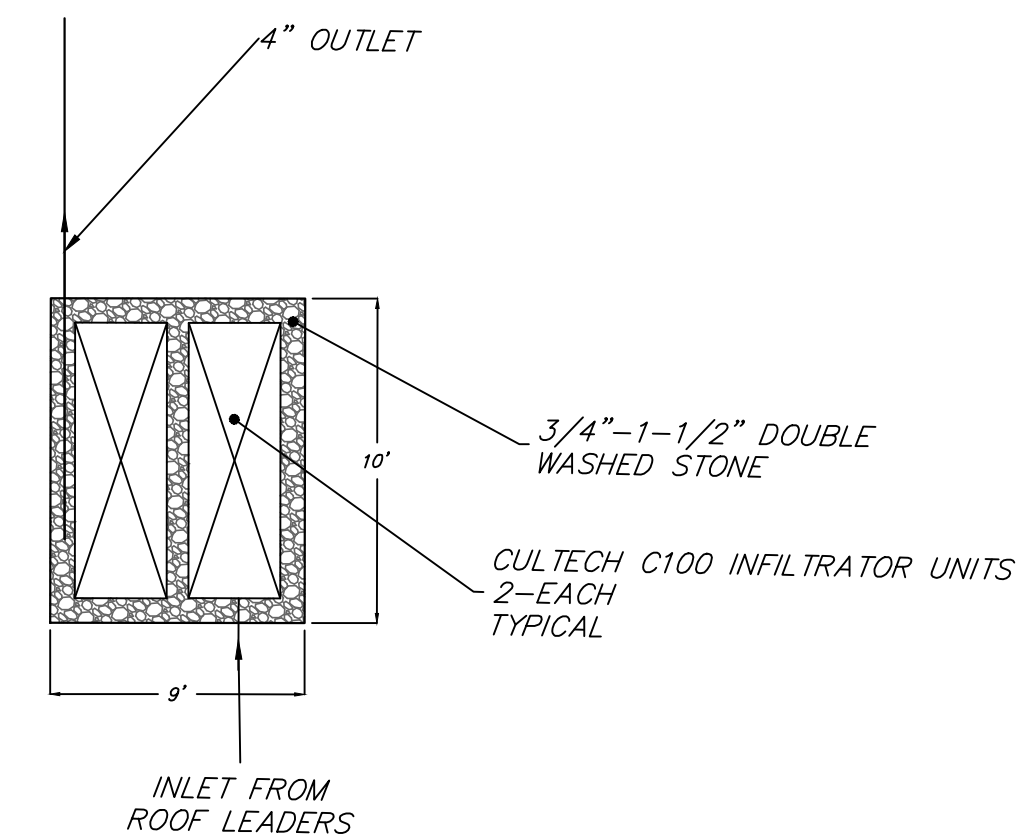
DRIVEWAY TYPICAL DETAIL
NOT TO SCALE



TYPICAL DE-WATERING BASIN
NOT TO SCALE



TYPICAL HOUSE INFILTRATION BED - CROSS SECTION
NOT TO SCALE



TYPICAL HOUSE INFILTRATION BED-PLAN VIEW
NOT TO SCALE

NOTE:
LOTS 6, 7 & 8 INFILTRATION BED SHALL BE 18' WIDE X 10' LONG
AS SHOWN ON PLANS.

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS

SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181K DATED JULY 6, 2021.

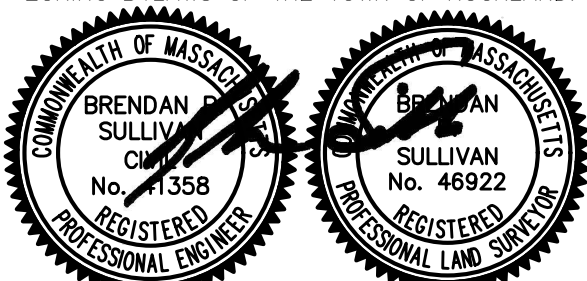
WETLANDS NOTES:

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BRENDAN P. SULLIVAN, P.E., P.L.S. 9/23/2021
DATE

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

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ROCKLAND TOWN CLERK DATE

SCALE: 1" = 40'



DETAIL SHEET 1

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



CONCORD MEADOWS
DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

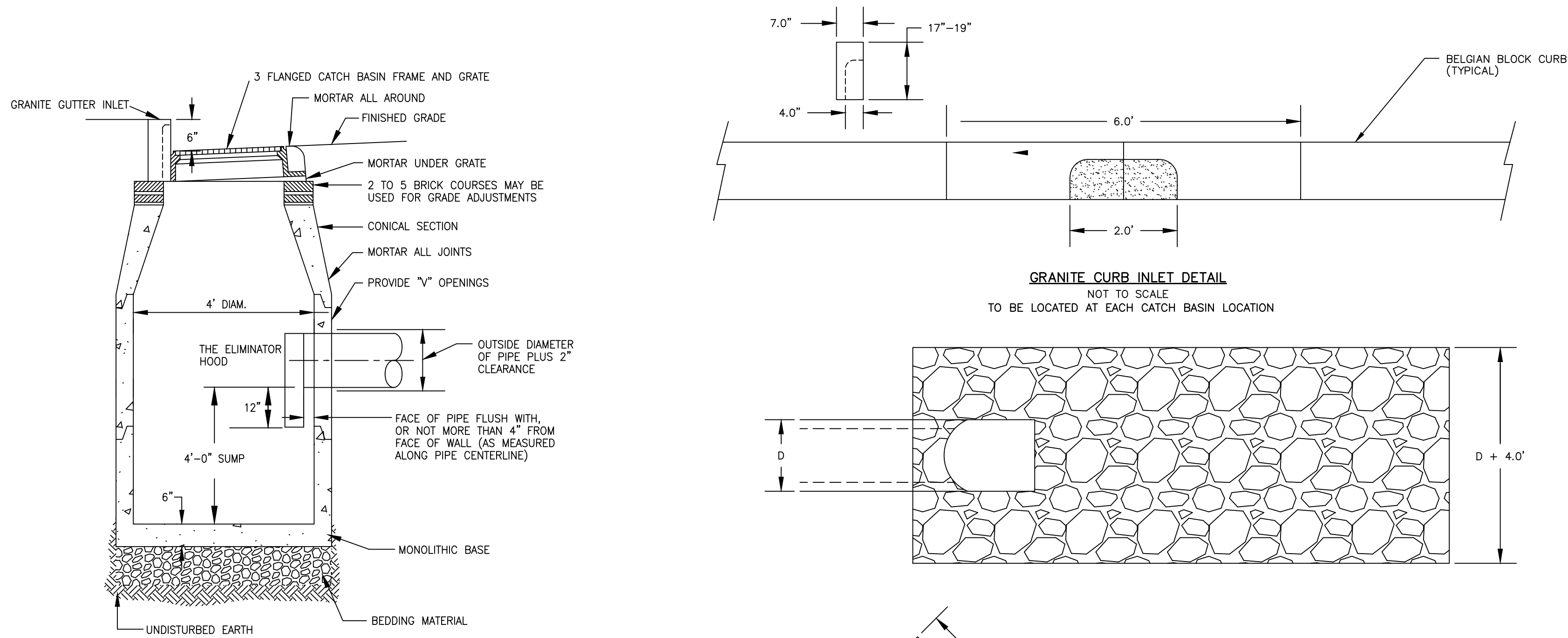
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DRAWING NO.

DT1

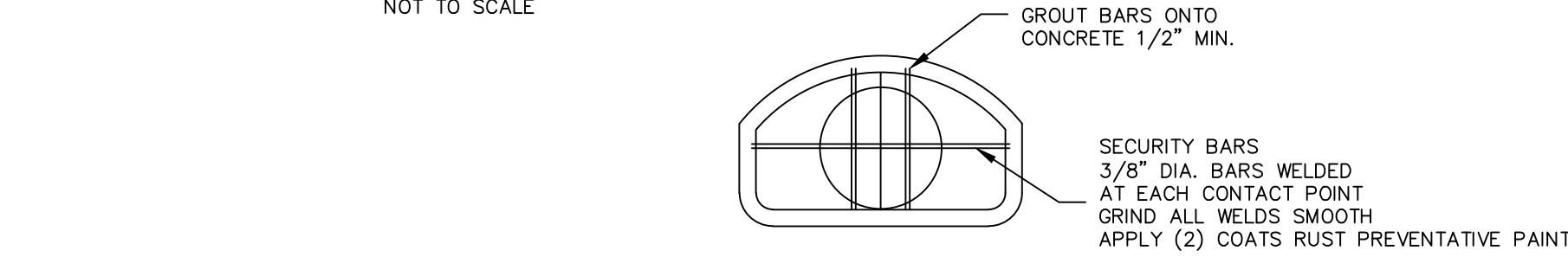
SHEET NO. 9 OF 12

FILENAME:
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CATCH BASIN NOTES:
1. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISIONS OF MASSDOT STANDARD DETAILS AND MHD SPECIFICATIONS.

DEEP SUMP CATCH BASIN
NOT TO SCALE



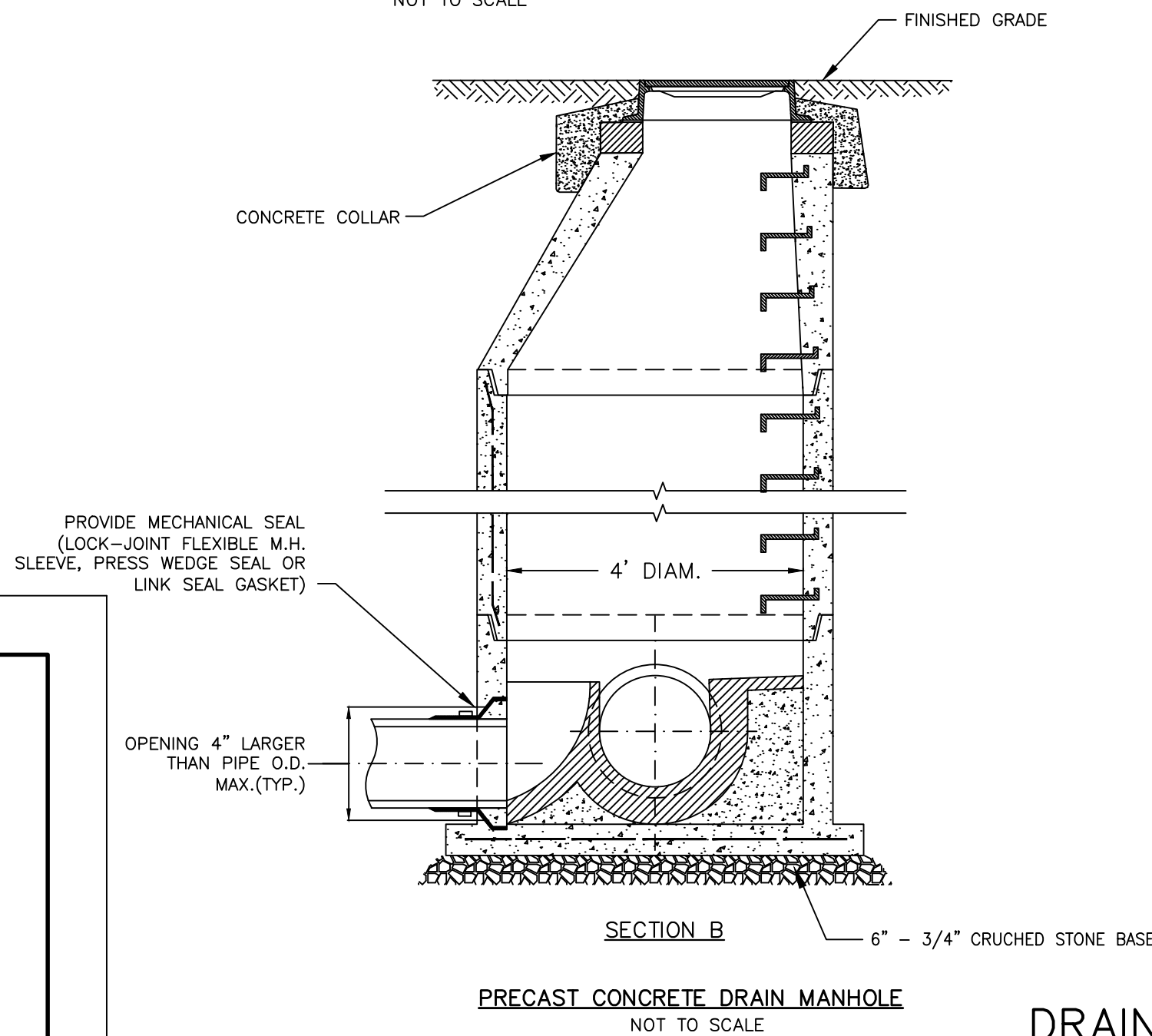
FLARED END DIMENSIONS								
DIAMETER	A	B	BD	C	D	E	W	
12"	4"	2'	1.3'	4'	1.0'	2.0'	2"	
18"	9.0"	3.3'	1.9'	2.8'	1.5'	3.0'	2.5"	

PLAN - OUTLET
NOT TO SCALE

NOTES:

1. FLARED END SECTION MUST COMPLY WITH MASS HIGHWAY SPECIFICATIONS FOR MATERIAL AND CONSTRUCTION OF FLARED END SECTIONS.

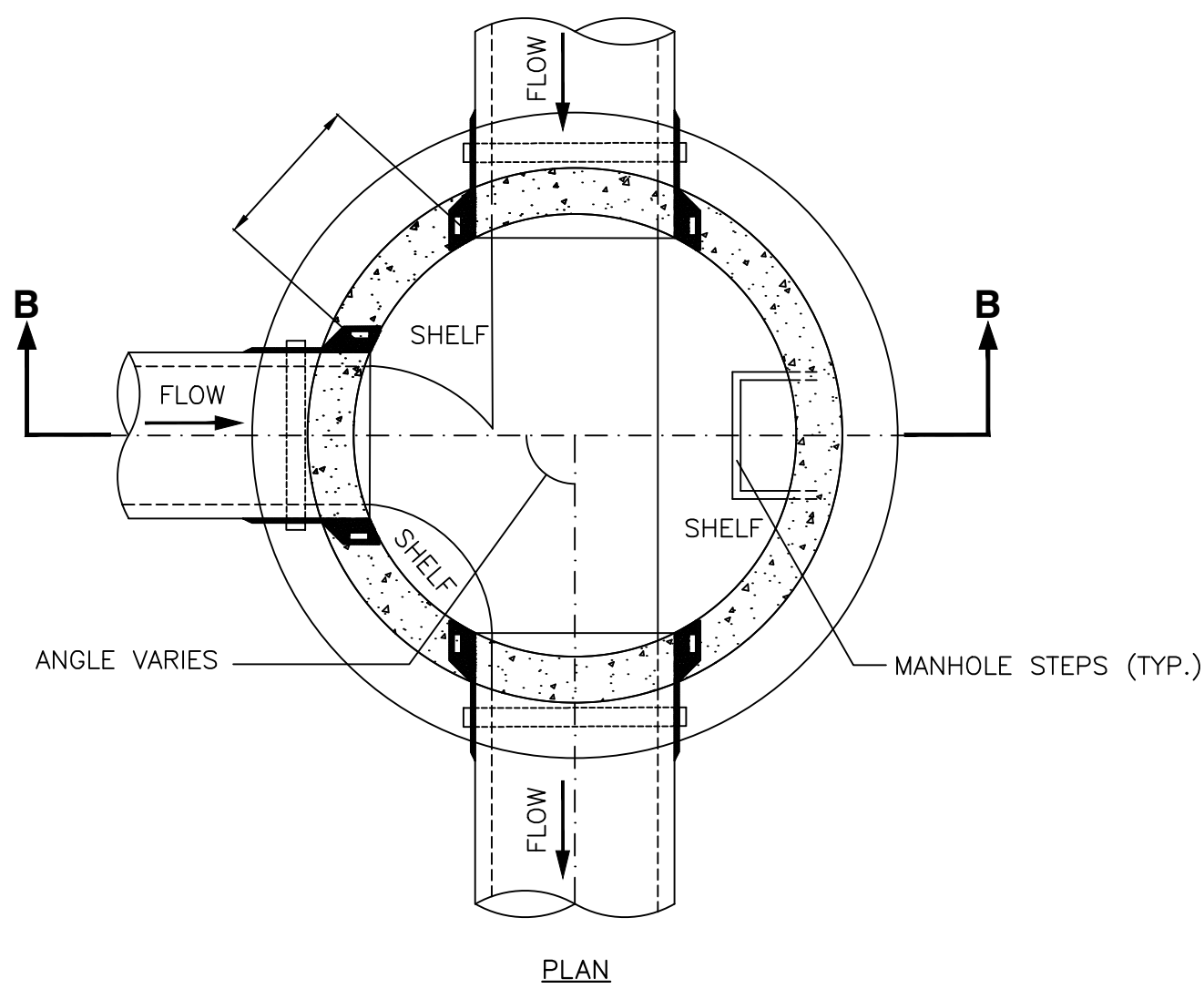
PRECAST CONCRETE FLARED END DETAIL
NOT TO SCALE



NOTES:
1. RIP RAP SHALL CONSIST OF 8"-15" ANGULAR STONE.
2. REFER TO MASS HIGHWAY "STONE FOR PIPE END" SPECIFICATIONS DWG. NO. 206.7.0
3. SCOUR PROTECTION SHALL BE PROVIDED FOR A DISTANCE NOT LESS THAN 6 NOMINAL PIPE DIAMETERS FROM THE PIPE END. SCOUR PROTECTION SHALL BE COMPOSED OF A LAYER OF STONE 12" IN THICKNESS OR MORE PLACED UPON A GRAVEL BED 6" IN THICKNESS. THE STONES SHALL BE SIZED SO THAT NOT LESS THAN 60% SHALL HAVE ONE DIMENSION 12" OR MORE. THE STONES AFTER BEING LAID SHALL BE CAREFULLY CHINKED BY HAND TO MAKE A REASONABLY SMOOTH AND SHAPED SURFACE.

STONE FOR PIPE ENDS
NOT TO SCALE

NOTES:
1. RIP RAP SHALL CONSIST OF 8"-15" ANGULAR STONE.
2. REFER TO MASS HIGHWAY "STONE FOR PIPE END" SPECIFICATIONS DWG. NO. 206.7.0
3. SCOUR PROTECTION SHALL BE PROVIDED FOR A DISTANCE NOT LESS THAN 6 NOMINAL PIPE DIAMETERS FROM THE PIPE END. SCOUR PROTECTION SHALL BE COMPOSED OF A LAYER OF STONE 12" IN THICKNESS OR MORE PLACED UPON A GRAVEL BED 6" IN THICKNESS. THE STONES SHALL BE SIZED SO THAT NOT LESS THAN 60% SHALL HAVE ONE DIMENSION 12" OR MORE. THE STONES AFTER BEING LAID SHALL BE CAREFULLY CHINKED BY HAND TO MAKE A REASONABLY SMOOTH AND SHAPED SURFACE.



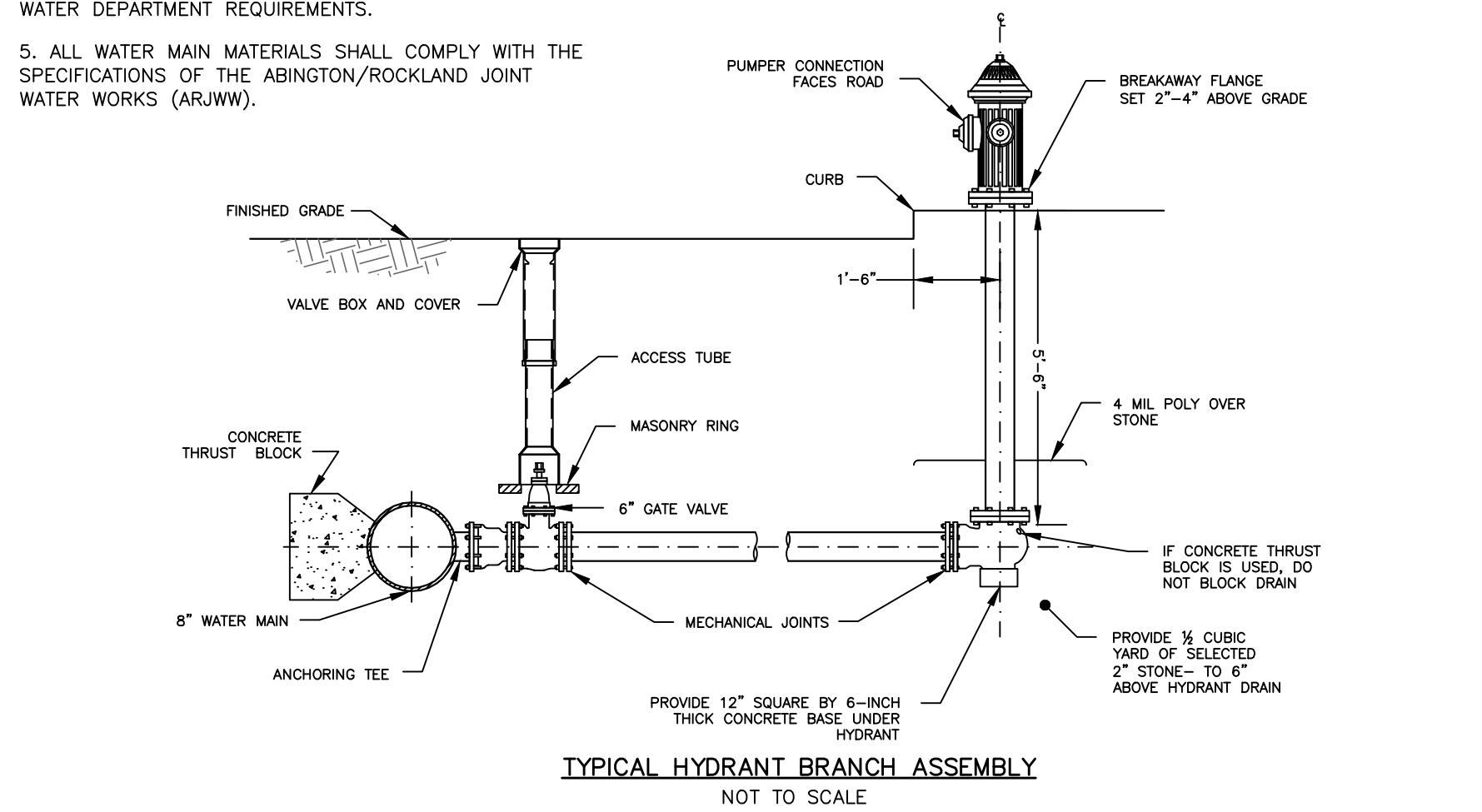
DRAINAGE MANHOLE NOTES:

1. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISIONS OF MASSDOT STANDARD DETAILS AND MHD SPECIFICATIONS. FIELD CHIPPING OR CUTTING OF PRECAST CONCRETE MANHOLES SHALL BE WITNESSED AND APPROVED BY THE BOARD.
2. MANHOLE COVERS SHALL HAVE THE WORD "DRAIN" IMPRINTED THEREON WITH LETTERS 3 INCHES HIGH.

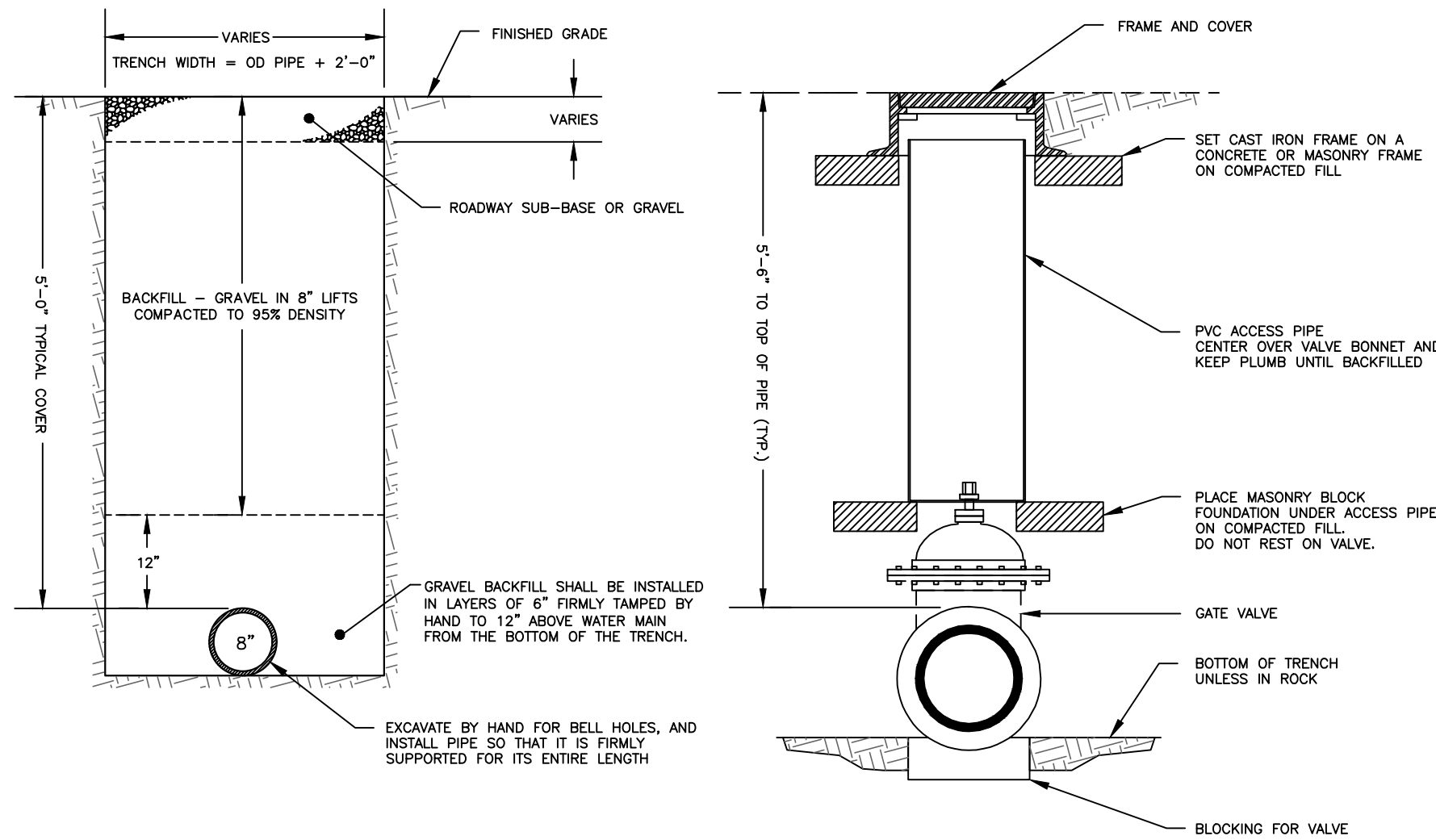
DRAINAGE DETAILS

HYDRANT NOTES:

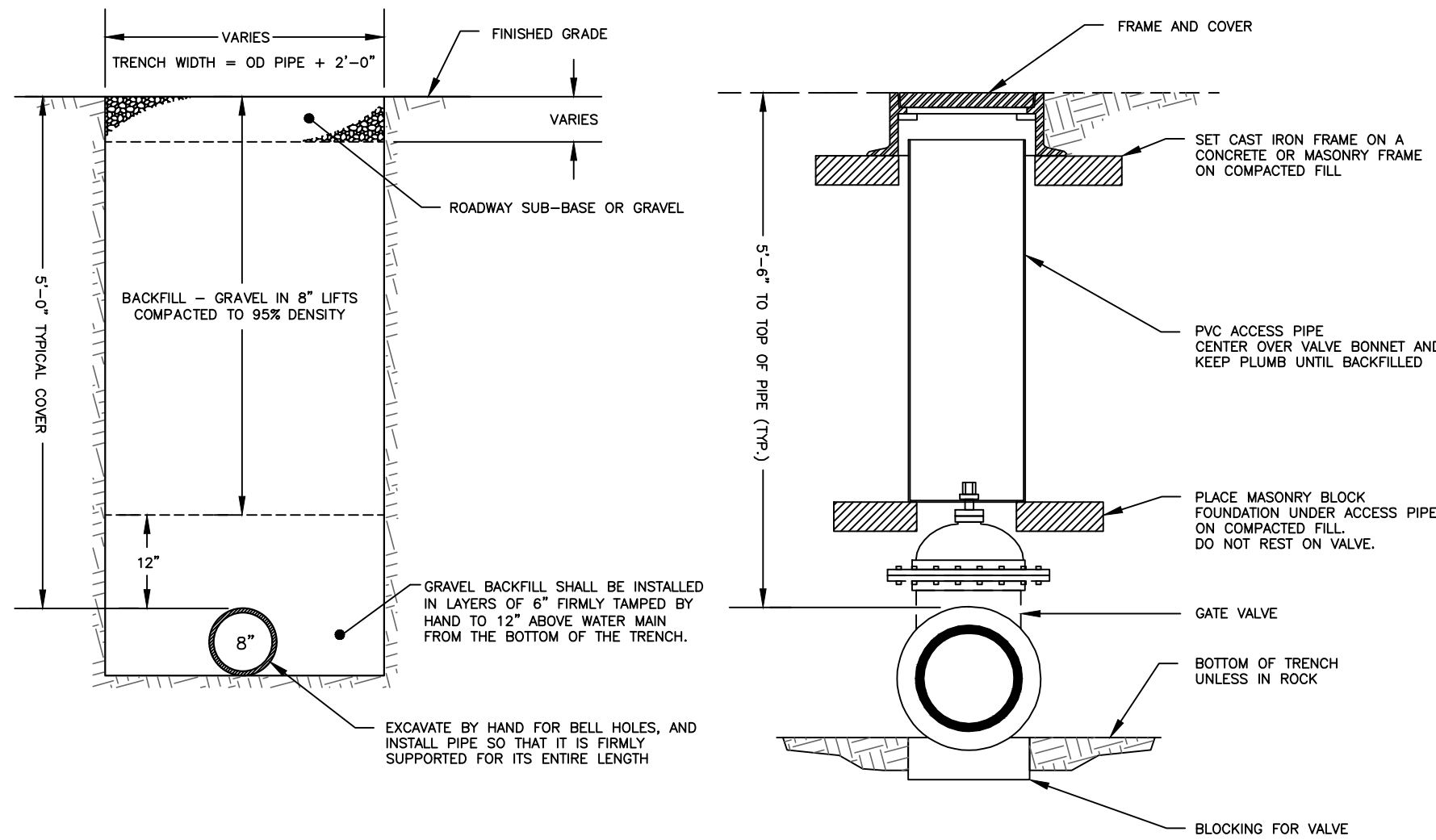
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
3. USE MUELLER FITTINGS AND HYDRANTS OR APPROVED EQUAL.
4. CONTRACTOR SHALL ADHERE TO ABINGTON/ROCKLAND WATER DEPARTMENT REQUIREMENTS.
5. ALL WATER MAIN MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS OF THE ABINGTON/ROCKLAND JOINT WATER WORKS (ARJWW).



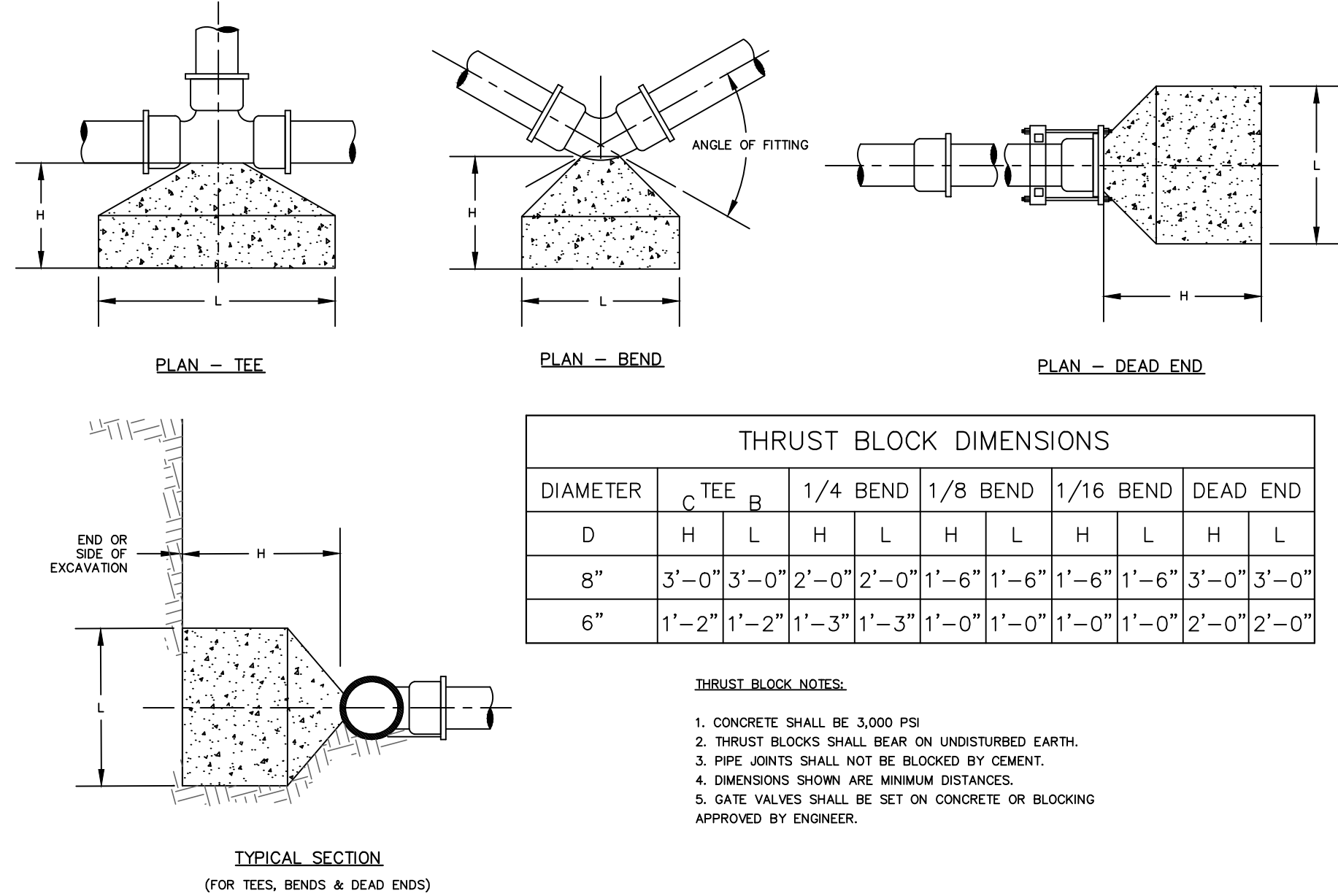
TYPICAL HYDRANT BRANCH ASSEMBLY
NOT TO SCALE



TYPICAL WATER MAIN TRENCH DETAIL
NOT TO SCALE



TYPICAL WATER GATE VALVE
NOT TO SCALE



THRUST BLOCK DIMENSIONS											
DIAMETER	TEE		1/4 BEND		1/8 BEND		1/16 BEND		DEAD END		
D	H	L	H	L	H	L	H	L	H	L	
8"	3'-0"	3'-0"	2'-0"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"	3'-0"	3'-0"	
6"	1'-2"	1'-2"	1'-3"	1'-3"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-0"	

THRUST BLOCK NOTES:

1. CONCRETE SHALL BE 3,000 PSI.
2. THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
3. PIPE JOINTS SHALL NOT BE BLOCKED BY CEMENT.
4. DIMENSIONS SHOWN ARE MINIMUM DISTANCES.
5. GATE VALVES SHALL BE SET ON CONCRETE OR BLOCKING APPROVED BY ENGINEER.

CONCRETE THRUST BLOCKS
NOT TO SCALE

WATER LINE DETAILS

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
4	9/23/21	CONSERVATION REVIEW COMMENTS
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1	6/21/21	REVIEW ENGINEER COMMENTS

SURVEY NOTES:

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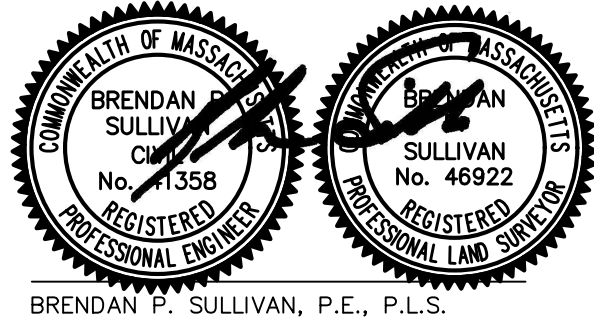
WETLANDS NOTES:

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9/23/2021

DATE

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

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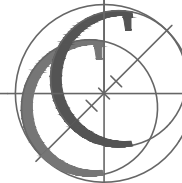
ROCKLAND TOWN CLERK

DATE

DETAIL SHEET 2

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



CONCORD MEADOWS
DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

DRAWING NO.

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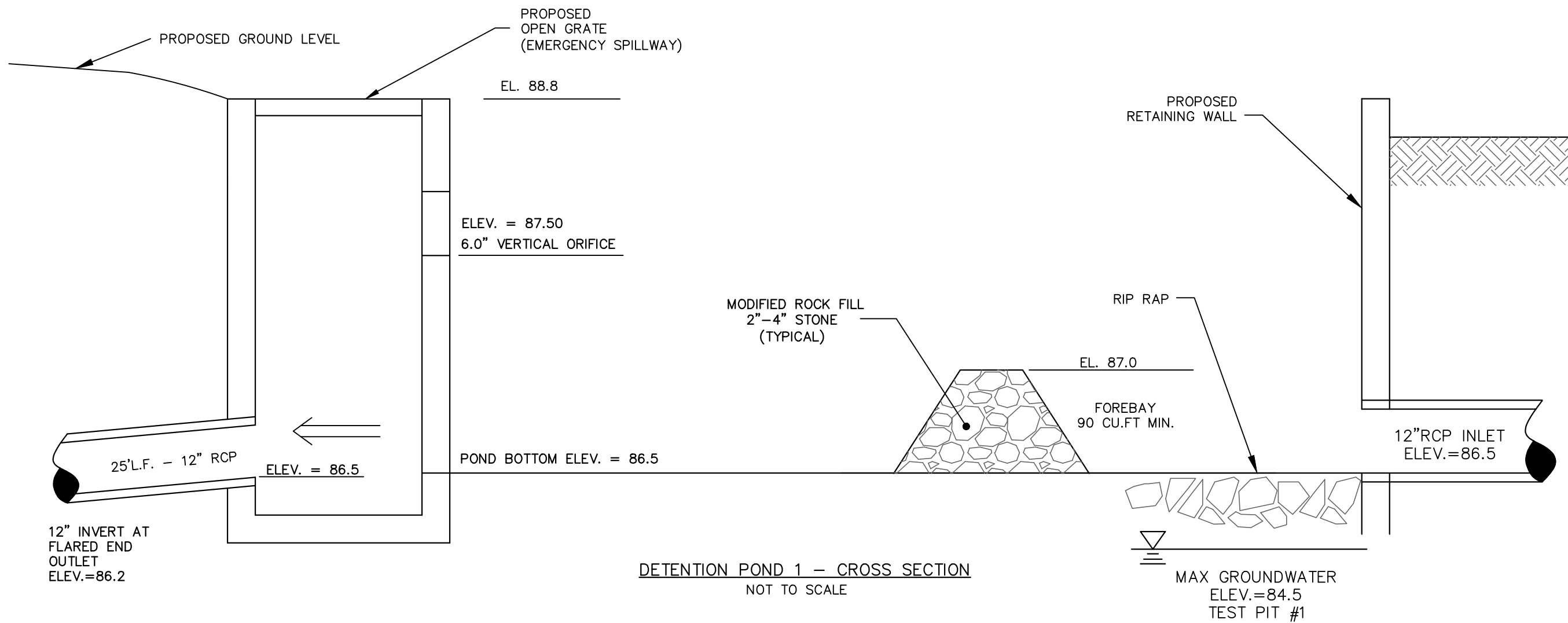
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SHEET NO. 10 OF 12

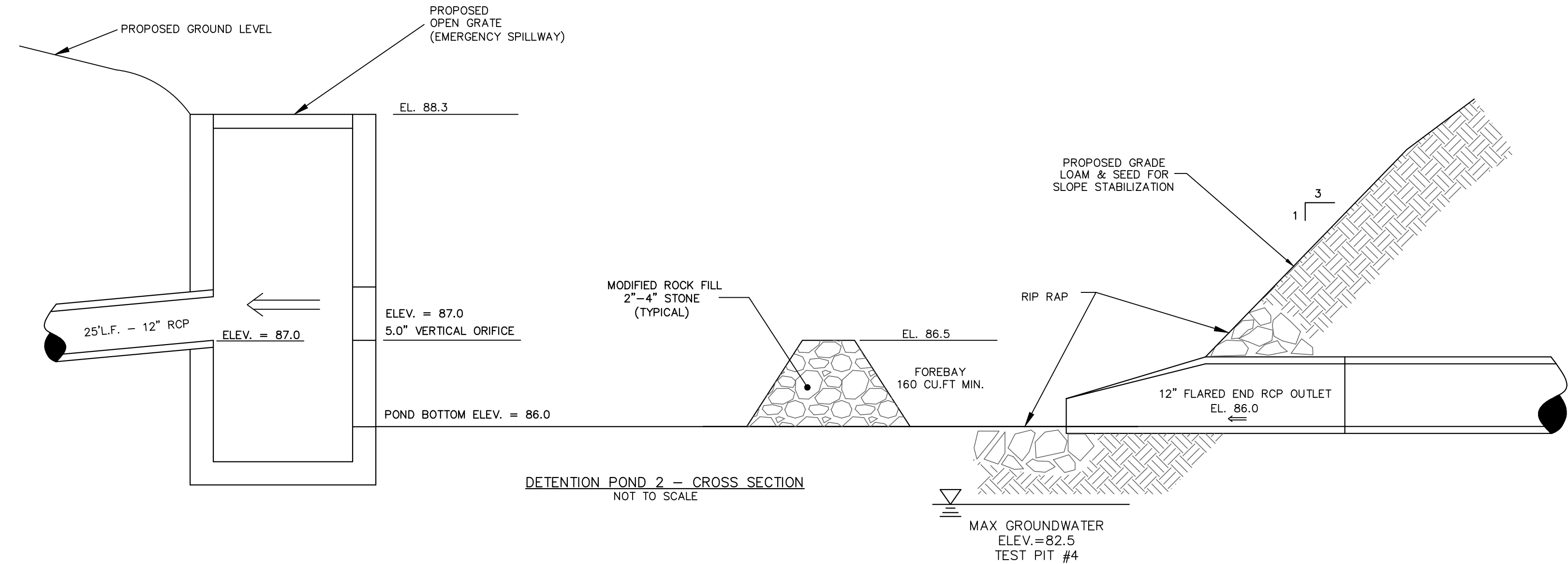
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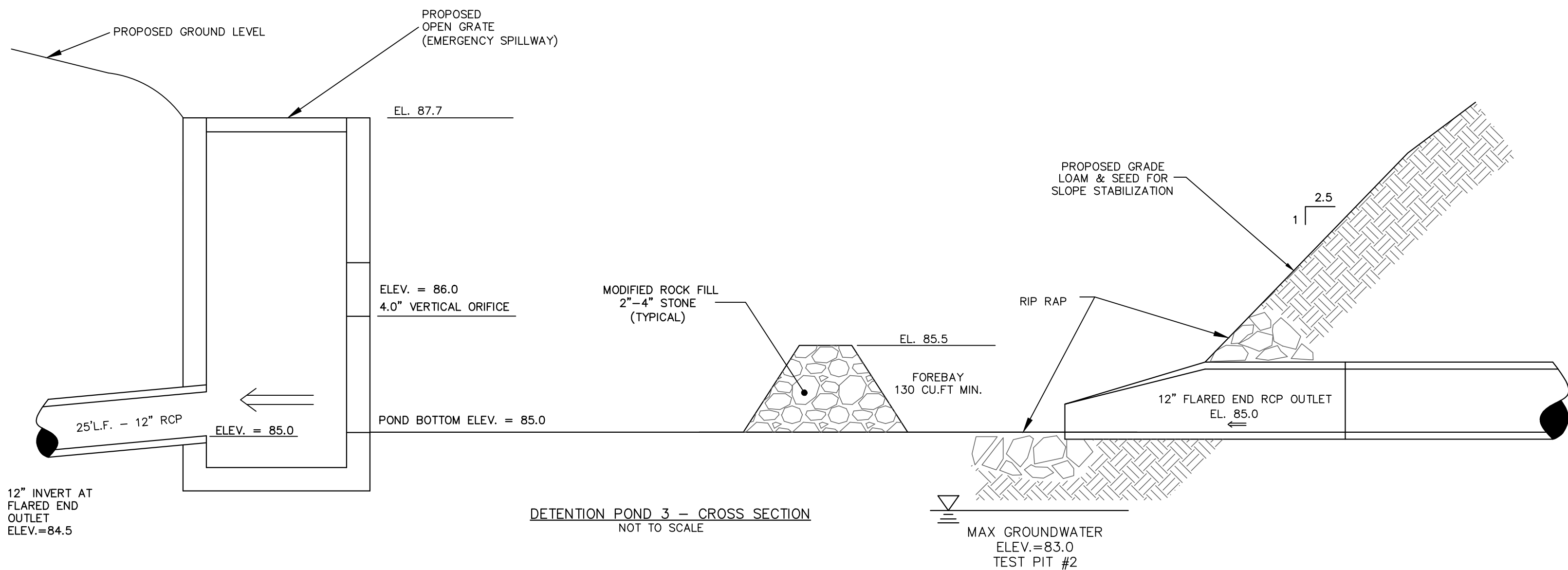
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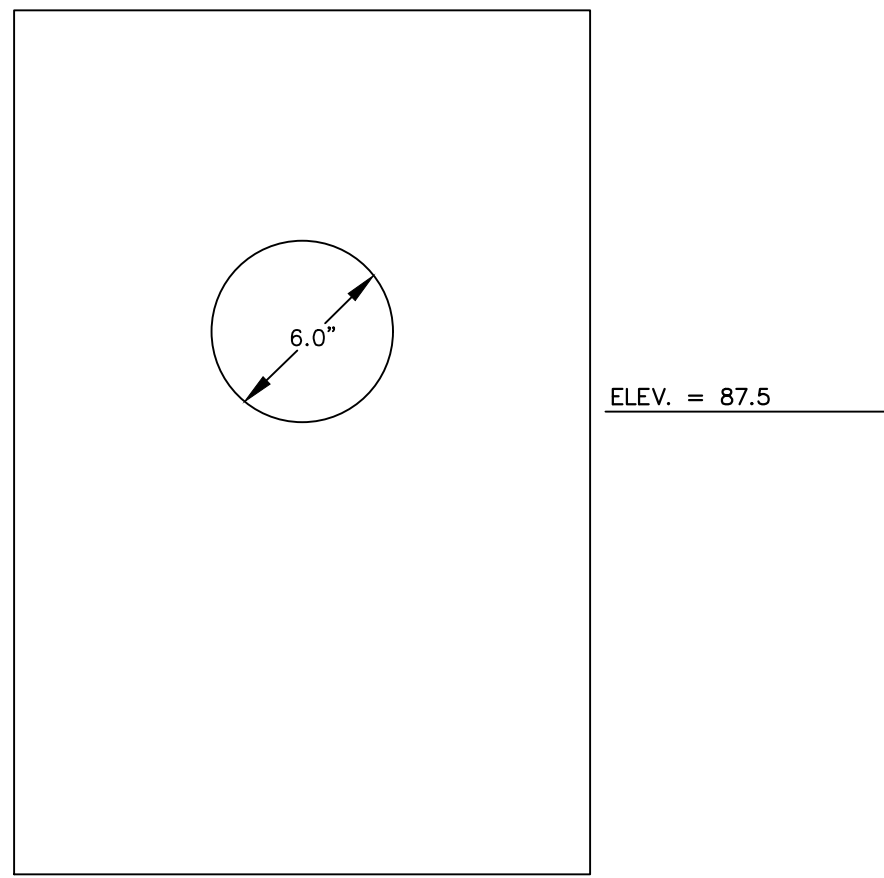
DETENTION POND 1 – CROSS SECTION
NOT TO SCALE



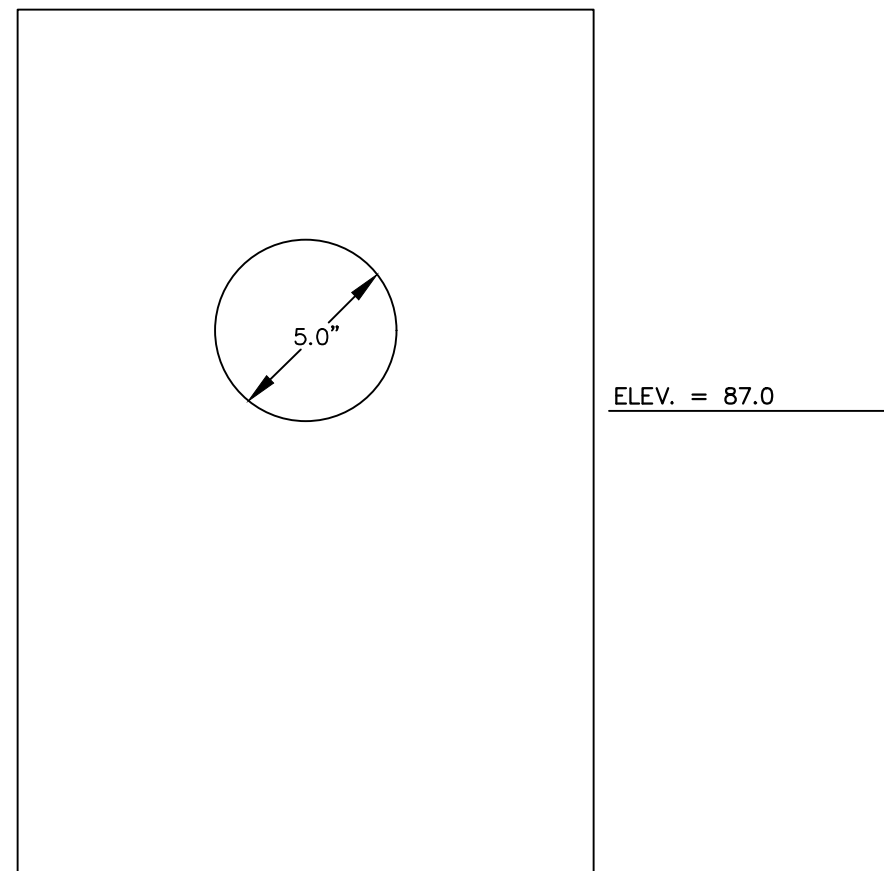
DETENTION POND 2 – CROSS SECTION
NOT TO SCALE



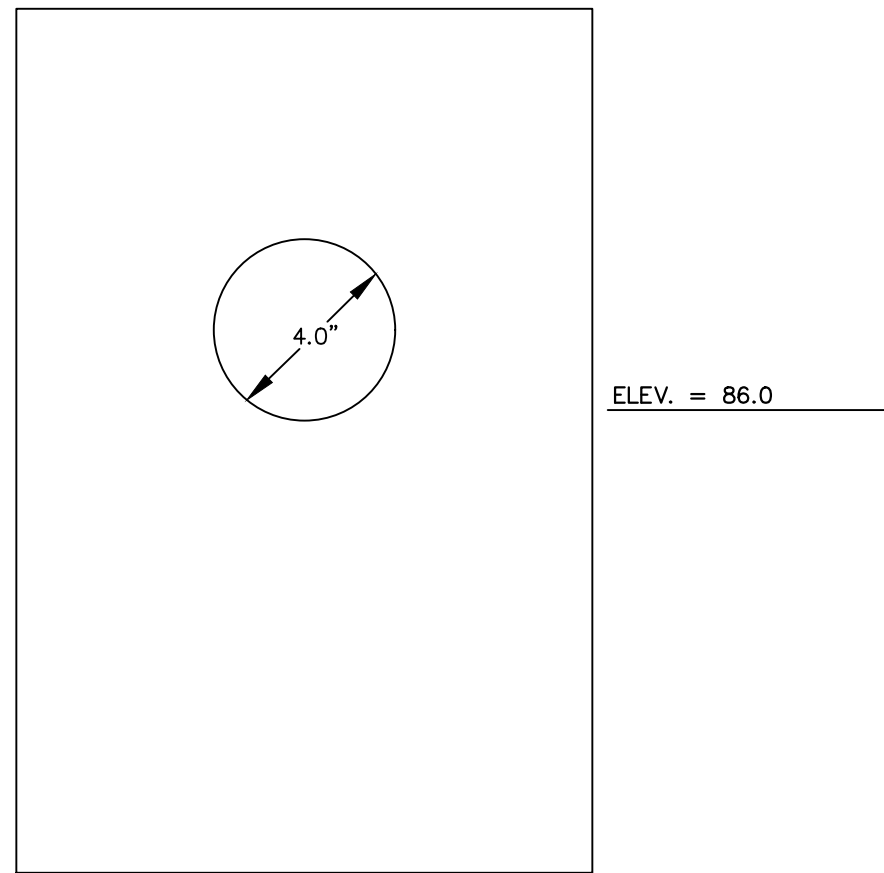
DETENTION POND 3 – CROSS SECTION
NOT TO SCALE



DRAINAGE STRUCTURE – FRONT VIEW
NOT TO SCALE



DRAINAGE STRUCTURE – FRONT VIEW
NOT TO SCALE



DRAINAGE STRUCTURE – FRONT VIEW
NOT TO SCALE

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION
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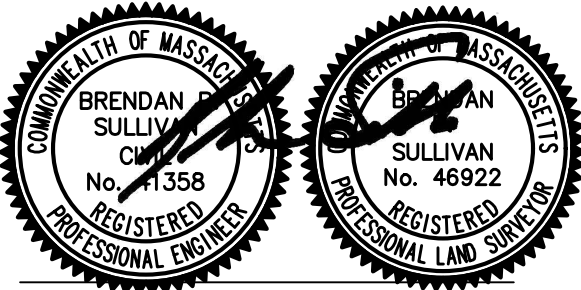
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BRENDAN P. SULLIVAN, P.E., P.L.S.

9/23/2021
DATE

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

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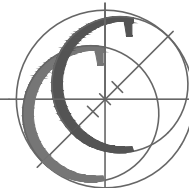
ROCKLAND TOWN CLERK

DATE

DETAIL SHEET 3

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



**CONCORD MEADOWS
DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370**

PREPARED FOR:
**CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331**

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

DRAWING NO.

DT3

SHEET NO. 11 OF 12

FILENAME:
w:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG

PROPOSED RESIDENTIAL DEVELOPMENT
365 CONCORD STREET – ROCKLAND, MA 02370
STORMWATER MANAGEMENT SYSTEM'S OWNER: CONROCK LLC
SYSTEM OWNER'S ADDRESS: 365 CONCORD STREET, ROCKLAND, MA 02370
PARTY RESPONSIBLE FOR OPERATIONS AND MAINTENANCE: OWNERS OF 365 CONCORD STREET, ROCKLAND, MA 02370

MATTHEW DACEY:
P.O. BOX 1414
DUXBURY, MA 02331
TELEPHONE: 781-585-4114
EMERGENCY TELEPHONE: 781-424-5290 (24/7 EMERGENCY RESPONSE)
EMAIL: MDACEY@CHAMPIONBUILDERS.COM

IF SPRAY GUNS ARE USED, THEY WILL BE CLEANED ON A REMOVABLE TARP.

PROJECT NO. : 19.103	DRAWING NO. DT4
SCALE : AS SHOWN	
DATE : 6/1/21	
DESIGNED BY : CCH	
DRAWN BY : CCH/MCM	
CHECKED BY : BPS/JCC	SHEET NO. 12 OF 12 FILENAME: W:\PRJ\2019\19.103\DWG\DEF.SUB\DEF.ENC.DWG